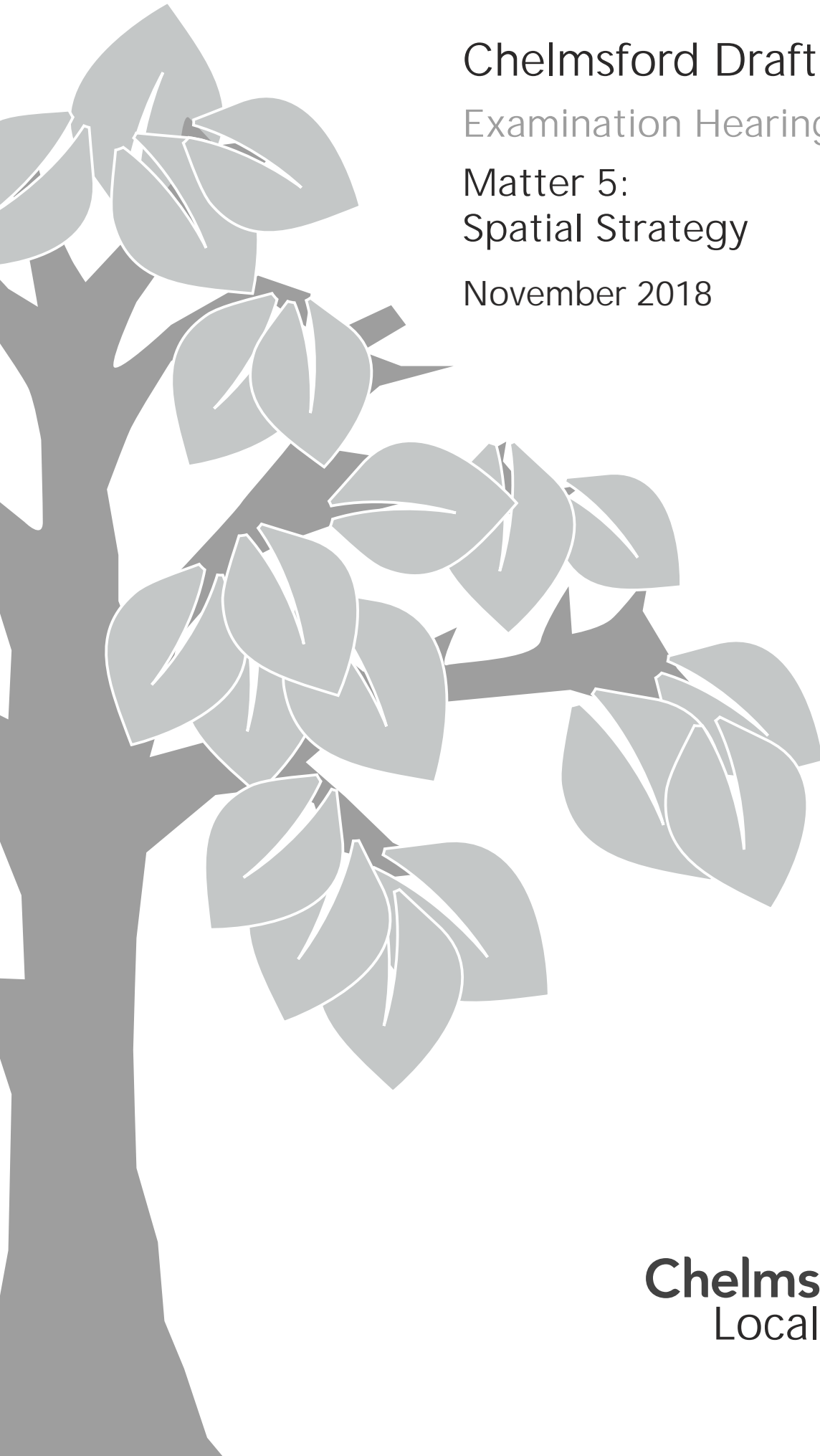


# Chelmsford Draft Local Plan

## Examination Hearing Statement

### Matter 5: Spatial Strategy

November 2018





## Introduction

1. This hearing statement sets out the Council's response in relation to the Inspector's Matters, Issues and Questions.
2. All the evidence base documents referred to in this statement are listed at **Appendix A**, with their evidence base or examination document reference numbers as applicable.

### Matter 5 – Spatial strategy

Question 28	<b>Does the proposed settlement hierarchy reflect the role and function of different settlements and is it justified by robust and up-to-date evidence?</b> <b>Should the hierarchy include smaller settlements (smaller villages and hamlets) within the Plan area?</b> <b>Would this approach be effective, justified and consistent with national policy?</b>
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**Response to Q28** - The Council's response to this question is divided into two parts.

**i) Does the proposed settlement hierarchy reflect the role and function of different settlements and is it justified by robust and up-to-date evidence?**

3. It is considered that the Settlement Hierarchy effectively reflects the role and function of the different settlements identified and is justified by robust and up-to-date evidence.
4. The Settlement Hierarchy is set out in Strategic Policy S9 and its purpose is to help identify settlements which have an identified built form and are served by different levels of services and facilities. This informs whether settlements are appropriate for future development within the context of the Spatial Strategy. It is a way of categorising settlements in the Council's administrative area to recognise their different roles and group together the settlements that have similar characteristics. It helps to determine the level of growth that settlements may be able to sustainably accommodate in the future in accordance with the principles of the NPPF (2012).
5. The Settlement Hierarchy sets out four categories of settlements – 1. City or Town, 2. Key Service Settlements, 3. Service Settlements and 4. Small Settlements. At the top of the hierarchy are the higher order settlements that are considered the most sustainable as they have the most functions and widest range of services and facilities including transport links and employment opportunities.

6. For these reasons, the city of Chelmsford and town of South Woodham Ferrers are at the top of the hierarchy. The settlements with least functions, infrastructure and transport links, are at the bottom of the hierarchy.
7. Further detail on the four categories of settlements is given at paragraphs 6.32 to 6.35 of the Pre-Submission Local Plan (**SD001**) and provides the basis for where new growth will be directed. The larger settlements around Chelmsford are defined as Key Service Settlements as they provide a range of services and facilities for their residents.
8. New development, therefore, is allocated around Key Service Settlements outside of the Green Belt with the aim to increase their self-containment and enhance their service role, promote sustainable forms of development and create vibrant communities, consistent with national policy. No development sites are allocated to Service Settlements and Small Settlements which typically have more limited services and facilities and are therefore considered less sustainable.

#### 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

9. The Settlement Hierarchy is based on the findings of the Village Services Audit which was originally carried out in July 2015 and most recently updated between December 2017 and January 2018.
10. The most up-to-date audit is contained at Appendix 2 of the Urban Area and Defined Settlement Boundary Review – Updated Technical Note, January 2018 **(EB083B)**. It identifies the range of facilities (including bus services) available in each settlement within the Council’s administrative area. Settlements have then been grouped together into three categories, Key Service Settlement, Service Settlement and Small Settlement, based on the services typically provided in these settlements **(Table 36, page 54 of EB083B)**.
11. On this basis, the Settlement Hierarchy effectively reflects the role, function and order of the different settlements identified and is justified by robust and up-to-date evidence.

**Response to Q28**

**ii) Should the hierarchy include smaller settlements (smaller villages and hamlets) within the Plan area? Would this approach be effective, justified and consistent with national policy?**

12. For the purposes of the Spatial Strategy and Strategic Policy S9, it is not considered effective, justified or consistent with national policy to include very small and dispersed villages and hamlets in the Settlement Hierarchy.
13. The Settlement Hierarchy approved through the Local Development Framework (LDF) and adopted Core Strategy and Development Control Policies Development Plan Document **(EB117)** provides a sound and tested starting point for the hierarchy in the new Local Plan. The LDF hierarchy is underpinned by the creation of sustainable communities in delivering the necessary social and transport infrastructure to support them. Boundaries have been defined around settlements depending on their size, nature and whether or not they have a substantially built-up character.
14. Further details are given at Topic 2 **(TP002 page 15 onwards)** in the adopted Site Allocations Development Plan Document (SAD) **(EB121)**. In summary, settlement boundaries around towns and villages have been a key element of planning policy in the Council’s administrative area for many years. Some of the key objectives have been to encourage the redevelopment of previously developed land, to maximise densities and to demarcate the limit of the built-up areas, taking into account the need to protect the countryside from urban sprawl. Specific details on settlement boundaries are given within the response to question 29 within Matter 5.

15. Given the relatively recent adoption of SAD (**EB121**), the approach has been used as a baseline for the Settlement Hierarchy for the new Local Plan. No new defined settlements are proposed as the position has not materially changed, instead settlements have been re-categorised and further refined to better reflect their role and function. This is to help avoid the consolidation of more dispersed patterns of development as they protect land of predominantly rural character which contributes to the setting of the smaller villages/hamlets and local distinctiveness. This is consistent with paragraph 17 of the NPPF's (2012) Core Planning Principle 5 which takes account of the different roles and characters of different areas.
16. The principle purpose of the Settlement Hierarchy is to identify the main settlements in the Council's administrative area and classify them based on their sustainability credentials. This helps determine the relative sustainability of settlements and whether they may be able to accommodate new development to deliver the Spatial Strategy.
17. For the smaller and less consolidated settlements and hamlets without defined boundaries, the Council would question how identifying them all in the Settlement Hierarchy would aid in the delivery of the Spatial Strategy. In accordance with national policy, growth should be directed to the most appropriate and sustainable locations. Like Small Settlements, small and dispersed villages and hamlets will be remoter and the least sustainable due to limited services, facilities, transports links and, in many cases, links to existing defined settlements. Growth would not be prioritised in these locations in the context of delivering the Council's Spatial Strategy. For these reasons, the Council does not consider it effective, justified or consistent with national policy to include these locations in the Settlement Hierarchy.
18. However, it should be emphasised that the exclusion of these smaller villages and hamlets does not automatically mean there is a development embargo on any development in these locations. Again, the Settlement Hierarchy is a tool to delivering the Council's wider strategic objectives. However, the Local Plan itself is positively prepared and framed to permit growth, where appropriate, and sets out the circumstances where growth would be supported. Therefore, small-scale opportunities for development may be available to these smaller villages and hamlets to support thriving communities through the Local Plan policies for affordable housing exception sites (Policy HO2), infilling (Policy CO5), new buildings in the Rural Area (Policy CO4), change of use (Policy CO6) and extensions in the countryside/Green Belt (Policy CO7). Further new development could also be allocated through an adopted Neighbourhood Plan.

19. Therefore, it is not considered effective, justified or consistent with national policy to the include very small and dispersed settlements and hamlets within the Settlement Hierarchy.

<b>Question 29</b>	<b>How have settlement boundaries been defined and are they justified, effective and based on robust evidence?</b>
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**Response to Q29**

20. It is the Council's position that the Defined Settlement Boundaries have been defined using robust evidence base and are justified and effective.
21. Defined Settlement Boundaries (DSBs) define the limits of towns and villages and determine where specific planning policies apply. Settlement boundaries have been a key element of planning policy in Chelmsford for many years and were supported by the Inspector in the Examination of the Site Allocation Development Plan Document (SAD) (**EB166**), the last Local Development Framework (LDF) Document to be adopted in 2012.
22. The Inspector for the SAD Examination found that the DSBs help to avoid the consolidation of more dispersed patterns of development and protect land of predominantly rural character that contributes to the setting of the settlements and local distinctiveness. The Inspector also supported the approach to drawing boundaries using a general 25m rule where properties are on the edge of settlements and have extensive or long back gardens. He found that it provides a reasonably defensible boundary and curtails opportunities for cumulative, small-scale encroachment on the countryside. As such, it provides a clear and consistent methodology to determining boundaries.
23. There is no material change to the approach and objectives of settlement boundaries in the new Local Plan. The Council has found they successfully demarcate the limit of built-up areas and prevent urban sprawl, recognising the role of the countryside in the characterisation of settlements in accordance with the fifth principle in paragraph 17 of the NPPF (2012). Therefore, given the relatively recent adoption of the LDF and in particular SAD and the Inspector's support for the boundaries and approach taken, this has been the starting point for the DSBs in the preparation of new Local Plan. The proposed new DSBs are the result of reviewing the DSBs contained within:
- Chelmsford Town Centre Area Action Plan (**EB119**)
  - Site Allocations Development Plan Document (**EB121**) and,
  - North Chelmsford Area Action Plan (**EB120**).

24. The criteria and methodology used to review and defined the new DSBs are set out in evidence base documents **(EB083A to EB083C)** - Urban Area and Defined Settlement Boundary Review Technical Note. The first technical note, **(EB083A)**, was published in April 2017 and was available for the Preferred Options consultation. The key purpose of the Technical Note was to:
- To review the existing settlement boundaries currently set out within the Local Development Framework to determine whether they are up-to-date and robust
  - To inform the proposed Settlement Hierarchy for the Preferred Options Local Plan.
25. The Urban Area and Defined Settlement Boundary Review Technical Notes **(EB083A to EB083C)** clearly set out the methodology for reviewing settlement boundaries, with minor amendments made to **(EB083B)** and **(EB083C)** to take account of consultation responses at Preferred Options and Pre-Submission stage. The methodology includes:
- Undertaking desktop studies of all existing DSBs together with site visits and liaison with colleagues in the development management team where appropriate
  - Consideration of results of other relevant Local Plan evidence base studies including the Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report **(EB094A)**
  - Undertaking workshops with Parish/Town Councils on potential boundary changes.
26. The Council considers that the DSBs are robust and effective. The starting point has been the boundaries of the recently adopted LDF. These boundaries have been reviewed using a clear methodology and criteria which, amongst other matters, takes account of new development on the ground as well as planned new development. They also, where possible, follow clearly defined physical features particularly where settlements lie adjacent to the Green Belt which is in accordance with Para 85 of the NPPF (2012). As a result, Green Belt boundaries and the DSBs are coterminous.
27. Defined Settlement Boundaries are a recognised and long-term policy tool of the Council that is consistent with national policy. It is considered that the approach taken is justified, effective and based on robust evidence.



<b>Q30</b>	<b>Were alternative options for the distribution of development considered during the Plan's preparation and were they subject to SA? Is it clear why alternative spatial strategies were discounted? (Also refer to Matter 1)</b>
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#### Response to Q30

28. It is the Council's position that several options relating to the distribution of development (or Spatial Strategy) have been considered during the preparation of the Local Plan and been subject to SA. It is also clear why alternative spatial strategies were discounted.
29. Section 5.3 of the Pre-Submission SA Report (**SD004**) describes the evolution of the Spatial Strategy. It summarises the findings of the SA of associated options alongside the reasons for the selection of the preferred Spatial Strategy and for the rejection of alternatives with further detail provided in Appendix F. Table 3.2 of the Pre-Submission Consultation Addendum (2018) (**SD005**), meanwhile, provides an outline summary of the reasons for identifying the options dealt with and the rationale for their selection or rejection.
30. The Council has considered the following alternative options:

<b>Option</b>	<b>Subject to SA?</b>	<b>Reason discounted</b>
1. Urban Focus 2. Urban Focus and Growth on Key Transport Corridors 3. Urban Focus and Growth in Key Villages	Yes. Issues and Options Sustainability Appraisal Report ( <b>EB003</b> )	<p>The Issues and Options Local Plan Consultation Document (<b>EB115</b>) considered three Spatial Options. Each option comprised a series of potential development locations with indicative information on their infrastructure requirements.</p> <p>The accompanying SA Report (<b>EB003</b>) indicated that the performance of the three spatial options against the SA objectives used in the appraisal is very similar, reflecting the fact that under all three options, the majority of growth would be focused in locations adjoining the existing built-up areas of Chelmsford and South Woodham Ferrers, a spatial approach which is considered likely to help ensure that new development is accessible, supports urban renaissance, and ensures that the City continues to be a major driver of economic growth within the Heart of Essex sub-region. The SA concluded that these benefits would be maximised under Options 1 and 2. Detailed matrices containing the appraisal of the spatial options are presented in Appendix H to the SA Report.</p>

Option	Subject to SA?	Reason discounted
		<p>The findings of these appraisals are summarised in Section 5.5 of the SA Report.</p> <p>Some disadvantages were identified with each Spatial Option following the Issues and Options stage. Option 1 would not maximise opportunities to locate development at well-connected sustainable locations and result in substantially larger amounts of growth in areas which attracted significant public opposition in the Issues and Options consultation responses. Option 2 would be contrary to the Settlement Hierarchy by not focusing growth in all Key Service Settlements and result in substantially larger amounts of growth in areas which attracted significant public opposition. Option 3 would promote growth in Service and Small settlements contrary to the Settlement Hierarchy and a substantially larger amount of growth in West Chelmsford which attracted significant public opposition. All three spatial options would also promote a higher amount of growth on brownfield sites which is not considered to be deliverable over the Local Plan period.</p> <p>Following the Issues and Options stage, the Council decided that pursuing any of the three spatial options 1-3 in their entirety would not amount to the most suitable or sustainable approach. As such, a new Spatial Option was developed for the Preferred Options stage.</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 EB115, EB003 Sections 1, 5 and 6.</b></p>
Preferred Options Spatial Strategy	Yes. Preferred Options Sustainability Appraisal Report (EB006)	The Preferred Options Local Plan Consultation Document (EB116) considered a new Spatial Option. This sought to reflect a number of considerations including the wider Local Plan evidence base, national policy, the outcomes of the SA and HRA, and discussions with Duty to Co-operate bodies and key service providers.

Option	Subject to SA?	Reason discounted
		<p>The preferred Spatial Strategy focused growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt through the identification of three Growth Areas:</p> <ol style="list-style-type: none"> <li>1. Central and Urban Chelmsford</li> <li>2. North Chelmsford</li> <li>3. South and East Chelmsford</li> </ol> <p>The preferred Spatial Strategy and areas of growth were developed, in collaboration with Essex County Council, to align with strategic transport corridors, both road and non-vehicular, within Chelmsford and the wider area. On this, the reduction in growth at West Chelmsford at Preferred Options meant that the North West bypass, which was previously identified as a potential infrastructure requirement at Issues and Options, was no longer required.</p> <p>The accompanying SA Report (<b>EB006</b>) finds that the performance of the preferred Spatial Strategy against the SA objectives used in the appraisal is expected to have significant positive effects on housing (SA Objective 2) and the economy (SA Objective 3). Focusing this growth in and adjacent to Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key 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. It is also anticipated that growth will promote investment in additional facilities, services and infrastructure including highways improvements (such as the proposed Chelmsford NE Bypass). This is expected to help promote the regeneration of brownfield sites and urban renaissance and address deprivation whilst minimising the need to travel by car and promoting walking and cycling. Overall significant positive effects were also identified in respect of urban renaissance (SA Objective 4), health and wellbeing (SA Objective 5) and transport (SA Objective 6).</p>

Option	Subject to SA?	Reason discounted
		<p>Minor positive effects are anticipated across the majority of the remaining SA objectives.</p> <p>Detailed matrices containing the appraisals of the preferred Spatial Strategy is presented in Appendix F to the SA Report. The findings of this appraisals are summarised in Section 5.3 of the SA Report.</p> <p>Following the Preferred Options stage, the Council decided to pursue its preferred Spatial Strategy in the Pre-Submission Local Plan Consultation <b>(SD001)</b>, with some refinement to reflect updated information and evidence.</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 EB116, EB006 Sections 1, 5 and 6.</b></p>
Pre-Submission Spatial Strategy	Yes. Pre-Submission Sustainability Appraisal Report <b>(SD004)</b>	<p>The Spatial Strategy in the Pre-Submission Local Plan Consultation <b>(SD001)</b> was updated and refined. These were necessary to reflect the updated evidence base, latest housing monitoring information and preferred options consultation responses. However, the broad Spatial Strategy based around the three Growth Areas was unchanged. The following site allocation changes were made affecting proposed development in Growth Areas 1 and 2:</p> <ul style="list-style-type: none"> <li>• Removal of Land to the South and West Of Broomfield Place and Broomfield Primary School, Meteor Way and 10-30 Coval Lane</li> <li>• Inclusion of Rectory Lane East, Rectory Lane West and Car Park W of County Hotel, and</li> <li>• Adjustments to capacities of Essex Police Headquarters, North of Broomfield, Car Park r/o Bellamy Court, Broomfield Road and Riverside Ice &amp; Leisure Land</li> </ul> <p>The Pre-Submission Spatial Strategy focuses continues to growth on the higher order settlements of Chelmsford and South Woodham Ferrers, and the Key Service Settlements outside of the Green Belt through the identification of three Growth Areas.</p>

Option	Subject to SA?	Reason discounted
		<p>The accompanying SA Report (<b>SD004</b>) finds that the performance of the Spatial Strategy against the SA objectives used in the appraisal broadly reflect those in the Preferred Options SA Report on the Preferred Options Spatial strategy. For example, significant positive effects are expected on housing (SA Objective 2), the economy (SA Objective 3), sustainable living and revitalisation (SA Objective 4), health and wellbeing (SA Objective 5) and transport (SA Objective 6). Positive effects are anticipated across the majority of the remaining SA objectives. Detailed matrices containing the appraisals of the Spatial Strategy are presented in Appendix F to the SA Report. The findings of this appraisal are summarised in Section 5.3 of the SA Report.</p> <p>Following the Pre-Submission stage, the Council is proposing a small number of updates and refinements to the Spatial Strategy. These are set out in the Pre-Submission Local Plan Schedule of Additional Changes (<b>SD002</b>) and are proposed to reflect updated evidence base, latest housing monitoring information and the Pre-Submission (Regulation 19) consultation responses. However, the broad Spatial Strategy based around the three Growth Areas is unchanged. The following changes are proposed:</p> <ul style="list-style-type: none"> <li>• Update Policy S9 to present the most up to date housing figures (AC33)</li> <li>• Update the Key Diagram Council to better reflect the location of Strategic Growth Site 4 and to ensure clarification and consistency with the Local Plan policies and proposals (AC34)</li> <li>• Remove site allocation Essex Police Headquarters in response to consultation responses from the Police, Fire &amp; Crime Commissioner and to reflect that the site allocation is no longer considered available and suitable for development (AC60).</li> </ul>

Option	Subject to SA?	Reason discounted
		<p>The Pre-Submission SA Addendum Report (<b>SD005</b>) appraises the proposed Additional Changes. It finds that the proposed changes to the Spatial Strategy and site allocations will not result in any further significant changes, or the identification of any additional mitigation measures.</p> <p>In conclusion, the final preferred Spatial Strategy (incorporating the above proposed amendments) is considered to represent the best and most sustainable option. It has been informed by a wide range of considerations which indicate that it performs well in terms of sustainability and is supported by the findings of the evidence base.</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 SD001, SD002 pages 13, 21 and Annex 1, SD004 Sections 1, 5 and 6, SD005 Sections 1, 3 and 4.</b></p>
<p>Large New Settlement/Urban Focus with Growth at Hammonds Farm and Key Service Settlements outside the Green Belt</p>	<p>Yes. Preferred Options Sustainability Appraisal Report (<b>EB006</b>)</p>	<p>Following consultation on the Issues and Options Consultation Document (<b>EB115</b>) and SA Report (<b>EB003</b>), and based on the responses received to that consultation, the Council identified a further alternative spatial option; Urban Focus with Growth at Hammonds Farm and Key Service Settlements.</p> <p>This alternative was appraised against the SA objectives in SA Report (<b>EB006</b>) and the findings are presented in Appendix F and summarised in Section 5. This alternative spatial option is discussed SA Report (<b>SD004</b>).</p> <p>The appraisal demonstrates that the type and range of effects across the SA objectives are likely to be similar to those identified in respect of the preferred Spatial Strategy. However, there is considered to be greater uncertainty with regard to the deliverability of this alternative (related to the transportation infrastructure requirements necessary to bring forward a new settlement at Hammonds Farm and to ensure connectivity with the Chelmsford Urban Area, and the further pressure that would be placed on the A12 prior to major improvements) and, relative to the preferred</p>

Option	Subject to SA?	Reason discounted
		<p>Spatial Strategy, the potential for significant landscape effects is considered to be greater. Further, as this option would involve the creation of a new settlement that is detached from the existing urban area, accessibility to key services, facilities and employment opportunities would be reduced. It would also be a very car reliant scheme. Overall, when compared to the preferred Spatial Strategy, the findings of the SA indicate that this alternative spatial strategy performs less well in terms of its sustainability.</p> <p>This large new settlement spatial option also performs less well than the preferred Spatial Strategy when considered against the wider Local Plan evidence base including the Green Wedges and Green Corridors:</p> <p>Defining Chelmsford’s River Valleys Review Report <b>(EB094A and EB094B)</b> and Chelmsford City Council Landscape Sensitivity and Capacity Assessment reports <b>(EB100A, EB100B and EB100D)</b>.</p> <p>The site is located within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change with significant portions of land within the floodplain. The site is severed by the A12, Maldon Road and the A414, all of which are close to capacity and experience congestion and delays to traffic. Development could lead to an increase in car/traffic movements to those facilities in the city centre. Development would not respect the existing pattern of existing settlements or locate development at well-connected locations in line with the Pre-Submission Local Plan Spatial Principles.</p> <p>Overall, when compared to the preferred Spatial Strategy, this alternative Spatial Strategy performs less well and has been discounted. In view of the above, this spatial option has been discounted by the Council as it is not a reasonable alternative.</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 EB116, EB003 Sections 1, 5 and 6, EB006 Sections 5 and 6.</b></p>

Option	Subject to SA?	Reason discounted
Large New Settlement at Bulls Lodge Quarry	Yes. Preferred Options and Pre-Submission Sustainability Appraisal Reports (EB006 and SD004)	<p>This site was originally discounted at Issues and Options stage given uncertainty over its delivery because of the need to re-phase the extraction of minerals. However, this issue has been resolved and the site forms part of the preferred allocation at North East Chelmsford (Location 4).</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 EB115, Section 7 EB116, EB006 Sections 5 and 6.</b></p>
No Spatial Strategy, rely on NPPF	No. However, this alternative spatial option is discussed in SA Reports (EB003, EB006 and SD004)	<p>In line with the NPPF, a Local Plan Spatial Strategy is needed to set out how development will be accommodated across Chelmsford reflecting the distinctiveness of different parts of the City Area. Without a Spatial Strategy, it will not be clear how the Local Plan will seek to deliver sustainable development to meet local needs through the Local Plan period.</p> <p>If the Local Plan excludes a Spatial Strategy, it would reduce the weight of the proposed Settlement Hierarchy for guiding future planning decisions and risk new development being directed to less sustainable locations. As such, this spatial option has been discounted by the Council as it is not a reasonable alternative.</p> <p>The above reasons for discounting this spatial option is set out in the Issues and Options Consultation Document (EB115) and reproduced in the SA Reports (EB003 and EB006).</p> <p>In view of the above, this spatial option has been discounted by the Council as it is not a reasonable alternative.</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 EB116</b></p>
Development growth in the Green Belt	No. However, this alternative spatial option is	<p>The extent of the Green Belt is already established and the detailed Green Belt boundaries for Chelmsford were confirmed through the Council's adopted Site Allocations Document in 2012 which is part of the current Local Plan (Local Development Framework or LDF).</p>



Option	Subject to SA?	Reason discounted
	discussed in SA Reports <b>(EB003, EB006 and SD004)</b>	<p>There is more than sufficient land being promoted for development outside of the Green Belt through the Council's Strategic Land Availability Assessment (SLAA) 'call for sites' process to meet the identified development needs for the new Local Plan period and the housing requirement with a buffer. There are no exceptional circumstances that mean that a spatial option for development growth in the Green Belt is necessary, justified or reasonable at this time.</p> <p>The above reasons for discounting this spatial option is set out in the Issues and Options Consultation Document <b>(EB115)</b> and reproduced in the SA Reports <b>(EB003 and EB006)</b>.</p> <p>In view of the above, this spatial option has been discounted by the Council as it is not a reasonable alternative.</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 EB116, Section 6 EB115</b></p>
Development growth in the Green Wedges and Green Corridors	No	<p>The Green Wedges and Green Corridors contain land that is important for nature conservation, recreation and access. In line with the Green Wedge and Green Assessment 2017, the general extent of the existing Green Wedges will be maintained and further extensions along the river valleys will be defined as Green Corridors to provide further protection to the river valleys that form such an important part of Chelmsford's landscape and natural environment. Parts of the Green Wedges are covered by the Living Landscapes initiative promoted by the Essex Wildlife Trust.</p> <p>Sufficient and suitable land is available outside these designations to meet the area's development needs in a sustainable way. This spatial option would also undermine the protection of the valued landscapes by national planning policy.</p>

Option	Subject to SA?	Reason discounted
		<p>The above reasons for discounting this spatial option is set out in the Issues and Options Consultation Document (<b>EB115</b>) and SA Reports (<b>EB003, EB006 and SD006</b>).</p> <p>In view of the above, this spatial option has been discounted by the Council as it is not a reasonable alternative.</p> <p>It should be noted that sites within a Green Wedge or Green Corridor submitted through the SLAA 'call for sites' have been assessed through SA Reports (<b>EB006, EB008, SD004 and SD005</b>).</p> <p><b>Relevant evidence: Section 6 TP001, Section 6 EB116, EB006, EB008, SD004 and SD005</b></p>

31. Overall, CCC considers it is clear what alternative spatial options have been considered, which were subject to SA and why they were discounted.

<b>Question 31</b>	<p><b>Is the focus of development within the 3 Growth Areas soundly based and supported by robust evidence?</b></p> <p><b>Is there an over-reliance on strategic sites within these locations?</b></p>
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#### Response to Q31

##### **i) Is the focus of development within the three Growth Areas soundly based and supported?**

32. The focus of development within three Growth Areas is soundly based and follows the principles embedded within national planning policy of protecting the Green Belt and valued landscapes, maximising use of previously developed land, locating development at sustainable locations and maximising opportunities from existing and proposed infrastructure.
33. The Local Plan focuses new development within the three Growth Areas which is based on the evidence that underpins the plan's Spatial Strategy. The identification of the three broad Growth Areas is derived from a number of factors:
- Applying the Local Plan's Strategic Priorities, Vision and the Spatial Principles set out in Strategic Policy S1, the Sustainability Appraisal findings and Settlement Hierarchy in Strategic Policy S9

- Recognising transport and movement corridors and aligning growth with strategic transport corridors to ensure better connectivity
- Infrastructure capacity and future proposals such as the new North East railway station and the Chelmsford North East Bypass
- Ambitions for growth within the HMA and across Essex

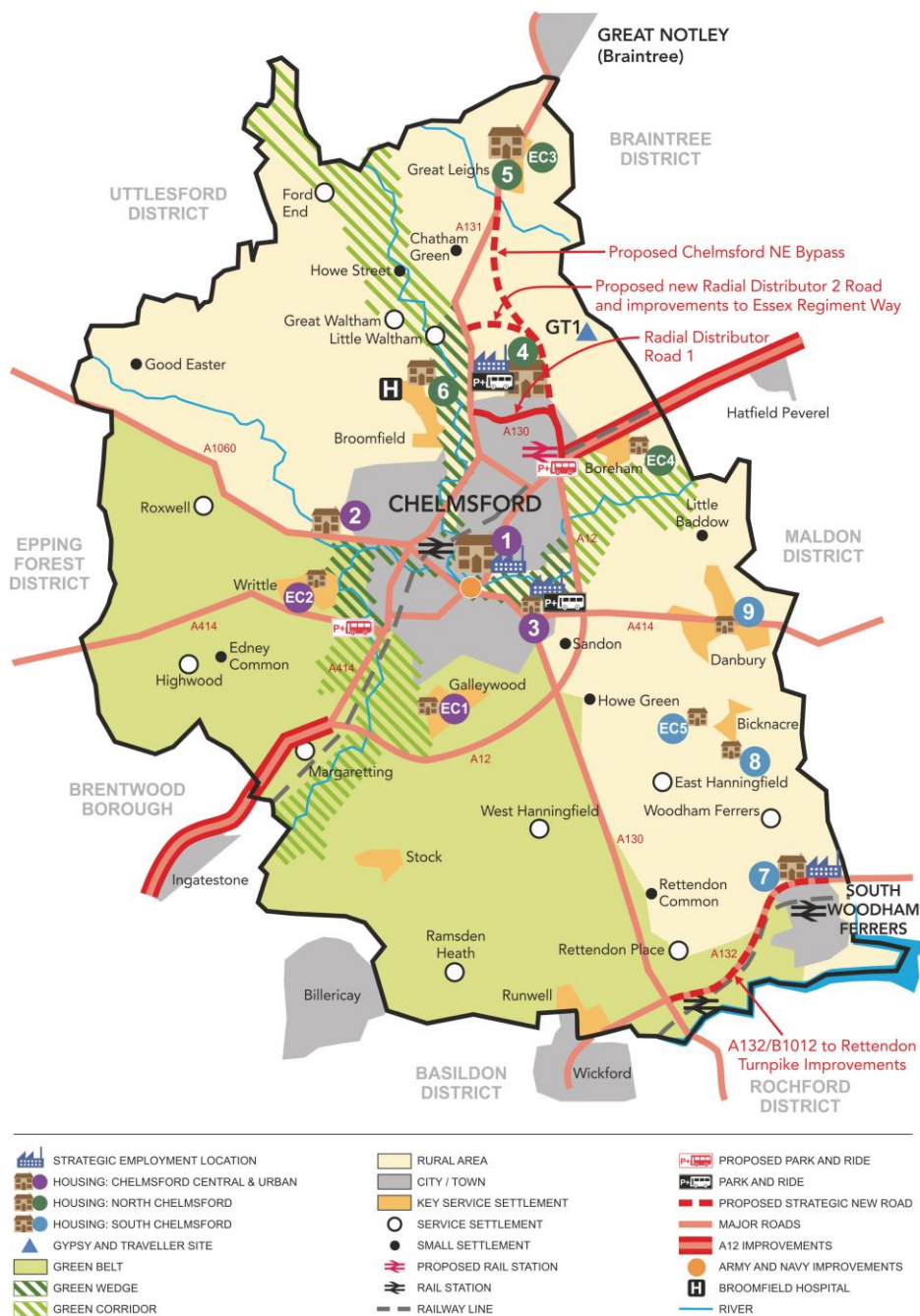
Strategic Priorities, Vision, Spatial Principles and Settlement Hierarchy

34. There is a golden thread of Strategic Priorities, Vision, Spatial Principles and the Settlement Hierarchy that underpins the Spatial Strategy, which in turn provide the rationale for focusing development within three Growth Areas.
35. The Local Plan's Strategic Priorities focus on ensuring sustainable development; meet needs for homes and jobs; delivering new and improved infrastructure, protecting the Green Belt; creating high quality places and continuing to promote the city of Chelmsford as a key focus of development growth.
36. The Local Plan's vision articulates these Strategic Priorities by referring to growth in and around the city of Chelmsford providing sustainable new neighbourhoods, optimising opportunities for new and upgraded infrastructure, maximising sustainable transport and making the most of the opportunities such as the river valleys.
37. Strategic Policy S1 sets out the Spatial Principles that underpin the Spatial Strategy. The key locational principles include maximising the use of suitable previously developed land, locate development at well-connected sustainable locations, protect the Green Belt, protect and enhance valued landscapes, respect the pattern and hierarchy of existing settlements and that new development is served by necessary infrastructure which in turn is used to secure strategic infrastructure priorities. This is in accordance with the core planning principles of the NPPF (2012).
38. Strategic Policy S9 – The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations, in accordance with national policy, and the Council's Settlement Hierarchy. As detailed in the response to question 28 within Matter 5, the Settlement Hierarchy categories settlements based on their provision of services, facilities, transport links and employment opportunities, with locations that deliver a breadth and range of these provisions considered the most sustainable and placed at the top of the hierarchy.

## Growth Areas

39. Three Growth Areas where development needs can be met have been identified. The Key Diagram at Figure 8 (replicated overleaf) in the Local Plan (**SD001**) gives a visual presentation of the focus of growth and encapsulates the Strategic Priorities, Vision, Spatial Principles. It clearly shows the areas of constraints, i.e. the Green Belt, Green Wedge and Green Corridor, strategic transport corridors and the proximity of proposed allocations to existing services and facilities.

**Figure 8: Key Diagram**



### **Growth Area 1 – Central and Urban Chelmsford**

40. The NPPF (2012) is clear that the development of previously developed land in suitable locations should be a priority. Evidence within the Strategic Land Availability Assessment (SLAA) (**EB072A to EB072G**) and the Urban Site Capacity Assessment (**EB051**) provides an assessment of capacity and general suitability of sites being promoted for development. This shows that the vast majority of the promoted previously developed sites are located in Chelmsford's City Centre and Urban Area. Therefore, a significant level of development growth will come forward in this area including around 2,200 new homes and employment floorspace on previously developed sites in the Urban Area. This warrants its selection as one of the main foci of new development in the local plan. This Growth Area is also a key destination for employment, retail and community facilities and development in this location can make best use of existing public transport, cycling and walking networks.
41. However, not all the identified development needs for the plan period can be accommodated on previously developed sites, so allowing the sustainable expansion of Chelmsford has also been considered as part of Central and Urban Chelmsford Growth Area. The morphology of Chelmsford allows for sustainable greenfield expansions which avoid Green Belt locations, which are close to existing transport links, services and facilities and that maximise the use of the Green Wedges running along the river valleys to act as sustainable transport corridors. All which are supported by the Spatial Principles.
42. Specifically, the greenfield expansions, Location 2 – West Chelmsford and Location 3 – East Chelmsford, are allocated to maximise opportunities for public transport, cycling and walking. The Chelmsford Growth Package being implemented by Essex County Council is directing £15m of investment into sustainable transport interventions in Central and Urban Chelmsford, with schemes selected in order to spatially align with the site allocations in the Local Plan.
43. The Sandon Park and Ride is also proposed for further expansion and a third Park and Ride is planned to the south west of the City. Further investments in leisure and recreation facilities and improved public realm in the City Centre make this an area which offers an attractive and sustainable location for development growth. Accordingly, to direct development to this Growth Area is soundly based and justified.

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

44. The key component of this Growth Area is recognising and optimising existing and enhanced corridors of transport and movement.

45. Growth Area 2 - North Chelmsford is already a major area of development change located on the strategic A130/A131 corridor which is experiencing existing significant development growth at North East Chelmsford and Great Leighs. This corridor is one of the key transport links to the wider Housing Market Area (HMA) via the neighbouring Braintree District. It is considered appropriate for this area to continue to be a location for significant new growth, optimising existing and planned infrastructure from adopted Local Development Framework allocations (Beaulieu Park and Channels) and proposed growth in Braintree District.
46. In addition, there are a number of strategic infrastructure schemes already in place and planned in Growth Area 2. A new primary school and neighbourhood centre with community centre have recently opened in North East Chelmsford and a new secondary school and health centre are also currently being developed. The Council has submitted in November 2018 for a bid for formal Garden Communities status for the North East Chelmsford Garden Community.
47. The Chelmer Valley Park and Ride is also proposed for expansion and through Essex County Council's A130/A131 route-based strategy, dedicated bus lanes are already in place with an express bus link already offering rapid transit between North East Chelmsford and the City Centre. In addition, a new rail station and the Chelmsford North East Bypass is promoted in this Growth Area and it is considered further growth will aid in the delivery of these key pieces infrastructure.
48. With specific reference to Location 6 – North of Broomfield, this location is well-connected to existing community and educational facilities and areas of employment. In addition, the site lies adjacent to Main Road, Broomfield, a local transport corridor connecting the city centre and Broomfield Hospital which offers high public transport accessibility. A sustainable urban expansion in this location is therefore consistent with the Spatial Principles.
49. On Location 5 – Great Leighs the focus of growth is soundly based following the principles embedded within national planning policy of protecting the Green Belt and valued landscapes, locating development at sustainable locations and maximising opportunities from existing and proposed infrastructure. Great Leighs is considered a well-connected location, in proximity to existing and planned services and facilities at the town of Braintree to the north and close to key transport corridors such as the A131 and A120. Growth in this location accords with the Council's 'critical mass' approach of focussing large amounts of development at key greenfield locations to enhance and further deliver key infrastructure and well-connected sustainable communities.
50. Accordingly, based on the above, directing development to this Growth Area is soundly based and justified.

### **Growth Area 3 – South and East Chelmsford**

51. Growth Area 3 – South and East Chelmsford recognises opportunities that predominately arise from development at South Woodham Ferrers and delivering a sustainable extension to an existing neighbourhood consistent with the Local Plan Vision and Spatial Principles. It recognises South Woodham Ferrers' role as a town offering higher order services and facilities as set out in the Settlement Hierarchy. It also recognises the opportunities arising from the A132 road and rail corridor and in a more limited manner the A414 corridor. A new health centre and supermarket are currently under construction to the north of South Woodham Ferrers, adjacent to the strategic site allocation, Location 7, providing links to future residents to existing services and facilities in close proximity in addition to main town to the south.
52. The proposed growth at South Woodham Ferrers is the first major expansion of the town since its origins and it will help to meet the needs of a growing community. Due to environmental and boundary constraints, the proposed location is the only direction for growth.
53. Development within Growth Area 3 would also help support existing communities and importance services and facilities through the smaller allocations in Location 8 (Bicknacre) and Location 9 (Danbury). Accordingly, to direct development to this Growth Area is soundly based and justified.
54. Therefore, it is considered that the focus of development within three Growth Areas is soundly based and follows the principles embedded within national planning policy of protecting the Green Belt and valued landscapes, maximising use of previously developed land, locating development at sustainable locations and maximising opportunities from existing and proposed infrastructure.

### **Response to Q31**

#### **ii) Is there an over-reliance on strategic sites within these locations?**

55. The Council has purposefully ensured that there is a mixture of site types and sizes to ensure continuous delivery of new homes which is demonstrated in the Housing Trajectory **(EB064)**.
56. The overall strategy needs to be balanced against the need to create sufficient scale to provide necessary infrastructure. The Council can demonstrate a five-year supply of sites without any of the new strategic sites allocated in the new Local Plan, although some of these sites are scheduled to start contributing completions within latter part of the first five years.

57. The Housing Site Schedule (**EB053**) shows that 1,234 new homes from a total of 6,396 equating to 19% are planned on non-strategic sites. It should also be noted that whilst the new Local Plan is not being considered against the paragraph 68a of the NPPF 2018, the Housing Site Schedule also shows that 13% of the Council's housing requirement from 2019-2036 are planned on sites that are 1 hectare or less.

58. In the case of the largest strategic site (Site Location 4 – NE Chelmsford) this is a continuation of the Beaulieu and Channels sites which are both already under construction. Furthermore, it is Council's experience with strategic sites, of which Beaulieu and Channel are appropriate deliverable examples, that this is one of the most reliable way of securing key infrastructure requirements due to their size and scale.

<b>Question 32</b>	<b>Does the spatial strategy maximise the use of previously developed land in the plan area and is this based on a robust and up-to-date evidence base?</b> <b>Will it promote the vitality of the main urban areas in the area and support thriving rural communities as set out in the core planning principles in the Framework?</b>
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#### **Response to Q32**

59. The Council considers that the Local Plan Spatial Strategy maximises the use of previously developed land in the plan area, based on a robust and up-to-date evidence base.

#### **Urban Area**

60. The Vision for Chelmsford set out in the Local Plan (**SD001**) at Paragraph 4.2, and Strategic Policy S1 promote using previously developed land for development. This is underpinned by paragraph 17 of the NPPF (2012) which encourages reusing 'brownfield land'. This approach promotes the vitality of the main urban area by ensuring the location of development is sustainable, re-uses derelict or under-used land, and through a mix of uses contributes to the ongoing renewal of the City Centre.

61. The Council's approach to allocating sites using previously developed land in the urban area of Chelmsford is set out in the evidence base document Chelmsford Local Plan Housing Capacity in Chelmsford Urban Area (**EB051**).

62. The Housing Capacity assessment (**EB051**) supplements the results of the Strategic Land Availability Assessment (SLAA) where a 'call for sites' in late 2014 and winter 2015/16 invited submission of sites for consideration in the Local Plan process.



63. The report sets out the process undertaken to identify additional sites in the urban area for potential development. Of a potential 51 brownfield sites, analysis showed 24 to be developable/deliverable. The discounted sites are recorded with the reason why, such as land assembly or availability issues. The outcomes informed the sites selected for allocation, which were consulted on through the Chelmsford Local Plan Preferred Options **(EB116)** in March 2017.
64. Since then, the position on availability of some sites has changed, and others have become available. These changes informed the proposed allocations which were consulted on through **(SD001)**; and are listed below:

Site	Change	Reason
Strategic Growth Site 1e – Former Royal Mail Premises, Victoria Road	Changed from Opportunity Site to Strategic Growth Site	An earlier planning permission for a retail store was not delivered; the site is now available for residential use
Strategic Growth Site 1c – Meteor Way including Car Park and Adjoining Land	Site removed	Uncertainty of land coming forward in the Plan period, and ability to relocate important community uses to suitable alternative premises
Growth Site 1n – 10-30 Coval lane, Chelmsford	Site removed	Uncertainty of land coming forward in the Plan period
Growth Site 1k – Rectory Lane Car Park West	New site	Council owned land being promoted for development
Growth Site 1o – Rectory Lane Car Park East	New site	Council owned land being promoted for development
Growth Site 1l – Car Park to the West of County Hotel, Rainsford Road	New site	Essex County Council owned land being promoted for development
Growth Site 1s – Rear of 17-37 Beach's Drive	New site	Privately owned land being promoted for development, raised in response to Preferred Options, reference POQ539

65. In Growth Area 1 – Central and Urban Chelmsford, 2,205 units of the 4,014 proposed for the area were allocated on brownfield land, or about 55%. This is set out in Strategic Policy S9 – The Spatial Strategy.

66. Since publication of the Local Plan Pre-Submission in January 2018 it has become clear that Strategic Growth Site 1b – Essex Police Headquarters is no longer available for development. This was raised in responses to the consultation from the Essex Police, Fire & Crime Commissioner, referenced PS1684 and PS1683. The Council is proposing to remove this allocation from the Local Plan, as set out in the Schedule of Additional Changes (**SD002**), reference AC60. This would have the effect of reducing the brownfield allocation to 1,955 of 3,764 units, about 52%.

### **The Rural Area**

67. The Site Allocations Document adopted in 2012 (**EB121**) identifies brownfield sites in the rural area for development. The majority of these have been brought forward, including at Edney Common, Runwell Hospital and Stock.

68. In the new Local Plan, those which have not been brought forward but are still deemed to be deliverable have been identified as ‘existing commitments’, of which EC1 – Land North of Galleywood Reservoir and EC2 – land surrounding the Telephone Exchange at Writtle are brownfield sites.

69. Development on other brownfield sites within defined settlement boundaries will be dealt with as planning applications are submitted, regulated by Policy CO4 – New Buildings and Structure in the Rural Area, particularly provisions A) vii (re-use of disused buildings) and B) i to iv (redevelopment of previously used land). The policy provides some flexibility to allow rural communities and economies to thrive by enabling sustainable growth and expansion of rural businesses, and for new housing, where there is no adverse impact on recognised local character.

70. There is also an opportunity for Neighbourhood Plans to allocate brownfield land in their communities for development to meet local needs, included in the Local Plan at paragraph 5.17.

71. The approach set out above, led by the Local Plan Vision and Strategic Policy S1, is based on a robust and up-to-date evidence base and supports the core planning principles set out in the NPPF (2012).

<b>Question 33</b>	<b>Is the approach to future development within settlements outside the defined Growth Areas appropriate and is it positively prepared, justified by the evidence and consistent with the advice in the Framework in this regard?</b>
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#### **Response to Q33**

72. The Council considers that the approach to future development within settlements outside of the defined Growth Areas is appropriate and is positively prepared, justified by evidence and consistent with the advice in the NPPF (2012).
73. As set out in Matter 5, Question 31, the focus for new development in locations across the three defined Growth Areas is will deliver the growth needs for Chelmsford over the plan period. For settlements outside of the Growth Areas, whilst there are no specific growth allocations, the Local Plan provides opportunities for small-scale development. As set out in Matter 5, Question 28, there may be opportunities for small-scale development through affordable housing exception sites, infilling, change of use, change of use which all types of development which are recognised and promoted in the NPPF (2012) in supporting sustainable communities. In addition, as set out in Strategic Policy S9, development could also be realised through an adopted Neighbourhood Plan, a tool also promoted by the NPPF (2012) to empower communities in the future development of their area. Further details on this are given at Question 34.
74. Therefore, although not allocated for growth, within the defined boundaries of settlements outside of the Growth Areas there is presumption for development. The Local Plan is positively prepared and framed to permit growth and sets out the circumstances where growth would be supported. Hence, the approach to the future growth of settlements outside of the three Growth Areas is positively prepared, justified by evidence and consistent with the NPPF (2012).

<b>Question 34</b>	<b>The policy indicates that growth sites at any settlement within the hierarchy can be allocated through neighbourhood plans if they are in accordance with the Plan's spatial principles and strategic policies. Is this approach justified?</b>
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#### **Response to Q34**

75. The Council consider that the provisions of Strategic Policy S9 – The Spatial Strategy which allows for new growth sites at any of the settlement categories to be allocated through relevant Neighbourhood Plans, subject to conformity with the Local Plan's strategic policies, is fully justified and conforms with national planning policy and guidance.

76. The provision within Policy S9 allows for flexibility, to ensure that a future neighbourhood plan can provide development additional to that provided by the Local Plan. In accordance with the NPPF (2012) and the accompanying Planning Practice Guidance (PPG), Neighbourhood Plans should be in general conformity with the strategic policies of the relevant Local Plan. Therefore, it is also fully justified to make clear any such allocations in a neighbourhood plan must be in accordance with the Spatial Principles of the Local Plan and the Strategic Policies.

<b>Question 35</b>	<b>The strategy states that strategic employment growth will be directed to strategic site allocations at North East Chelmsford and East Chelmsford. Is this approach justified and based on robust and credible evidence?</b>
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**Response to Q35**

77. It is the Council's position that the strategy to direct strategic employment growth to strategic site allocations at North East Chelmsford and East Chelmsford is justified and based on robust and credible evidence.
78. The Council is planning for total job growth of 725 net additional jobs per annum over the Plan period. This translates into an objectively assessed need for employment land in the Plan period of 68,954 sq m. This has been derived from the East of England Forecasting model (**EB074**). In this context employment land includes uses within the B Use Classes Order (Uses B1-B8, the business uses). The methodology for calculating this assessed employment land need is set out within the Council's Hearing Statement in relation to Matter 4.
79. Taking into account existing commitments, outstanding permissions and vacant floorspaces, the Plan allocates 55,000 sq m of **new** business floor space in Use Classes B1-B8. These allocations are within the following Strategic Growth Areas:
- Growth Area 1** – Central and Urban Chelmsford 9,000 sq m, comprised of 4,000 sq m in the Chelmsford Urban Area and 5,000 sq m on land in East Chelmsford
- Growth Area 2** – North Chelmsford 45,000 sq m
- Growth Area 3** – South and East Chelmsford 1,000 sq m
80. Within North Chelmsford there is also an existing commitment of 40,000 sq m with outline planning permission that has been carried forward into the new Plan (as seen from Strategic Policy S9 under Growth Area 2).

81. The Local Plan's Spatial Strategy seeks to align housing with employment growth in sustainable locations and to bring forward a portfolio of sites in a range of locations that provide the flexibility to meet the objectively assessed need for employment land. This is in accordance with the National Planning Policy Framework (Paragraphs 18 to 22) and PPG (Para 032), which encourages an appropriate variety of employment sites.
82. The employment allocations in North East Chelmsford and East Chelmsford are located in sustainable locations within close proximity to new housing and provide the opportunity to integrate housing, employment and sustainable modes of travel.
83. In North East Chelmsford the employment allocations are well located in relation to the strategic road network and alongside the Chelmer Valley Park and Ride facility providing access to the City Centre, University and Broomfield Hospital. A further sustainable travel option will be provided through the delivery of Beaulieu Station. This will have the effect of attracting higher value inward investment to meet Chelmsford's future economic aspirations and sector growth whilst at the same time providing sustainable transport options. As North East Chelmsford emerges as a Garden Community, this allocation will ensure that this location can deliver on Garden Community principles of sustainable transport options and ensure that there is a clear correlation between new housing and new jobs.
84. Employment growth proposed in North East Chelmsford has been assessed in the Pre-Submission Sustainability Appraisal Report (**SD004**) and has been found as having an overall significant positive effect on SA Objective 3 – Economy, Skills and Employment and SA Objective 4 – Sustainable Living and Revitalisation which consider matters such as:
- Improve the physical accessibility of jobs
  - Help to diversify the local economy
  - Support and enhancing the City of Chelmsford by attracting new commercial investment
  - Enhance the viability and vitality of principal and local neighbourhood centres
  - Maintain and enhance community facilities and services
  - Enhance accessibility to key community facilities and services
85. The location of the employment allocations in North East Chelmsford to strategic corridors, existing and proposed new housing and services and facilities all contribute to achieving a positive effect on these SA Objectives.
86. In East Chelmsford, the proposed allocation is 5,000 sq m. This is provided alongside the proposed housing allocation to provide an additional employment allocation to contribute to the delivery of the objectively assessed employment need. The allocation provides for a

sustainable location on the strategic road network and adjacent to the Sandon Park and Ride facility, providing access to the City Centre. Its location is also within close proximity to Great Baddow and is therefore accessible to the potential workforce that could serve any employment provided there.

87. Overall, it is considered that that the strategy to direct strategic employment growth to strategic site allocations at North East Chelmsford and East Chelmsford is justified and based on robust and credible evidence.

<b>Question 36</b>	<b>How has the location and distribution of traveller pitches and travelling showpeople plots within the spatial strategy been determined and is this based on robust evidence?</b>
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#### **Response to Q36**

88. In accordance with the national Planning Policy for Traveller Sites (PPTS), the Council has undertaken a Gypsy and Traveller Accommodation Assessment (GTAA) (**EB050A to EB050C**) to assess future need. The GTAA has identified the need for 9 additional nomadic Gypsy and Traveller pitches and 24 Travelling Showpeople plots in the period to 2036. The location and distribution of these pitches and plots have been informed and supported by robust evidence.
89. In the first instance the Council investigated the extension of existing Gypsy, Traveller and Travelling Showpeople sites within Chelmsford. Most of the existing sites are either located in the Green Belt, or sites which are not within a reasonable travelling distance from existing and proposed development. The majority are also small private sites where there is not further land available to extend and others would result in large sites in excess of 10 pitches/plots, which can result in sites becoming more difficult to manage. For these reasons the extension of these sites for further Gypsy, Traveller and Travelling Showpeople use would be contrary to Policy HO3 and not be deliverable due to a lack of availability of land.
90. The Council also provided the ability for promoters of land to submit potential Gypsy, Traveller and Travelling Showpeople sites as part of Strategic Land Availability Assessment (SLAA) (**EB072A to EB072G**). Opportunities to do this were though an initial 'Call for Sites' at the start of the Local Plan process, and at each stage of public consultation on the Local Plan.

91. Of the total 13 sites submitted through the SLAA (**EB 072A to G**) to include Gypsy, Traveller and Travelling Showpeople pitches/plots, 1 site (15SLAA13) was assessed through the Pre-Submission Sustainability Appraisal (**SD004**) as a potential reasonable alternative. This site is listed in (**SD004**) together with reasons why it was identified as a potential reasonable alternative. Reasons stated included the fact that the site had been promoted through the Council's SLAA (**EB072A to EB072G**), and that the site fell within a Growth Area and was in proximity to a site being proposed for housing and/or employment growth in the Local Plan.
92. Of the remaining sites, eight were rejected due to being within the Green Belt (CFS133, CFS227, CFS228, CFS229, CFS231, CFS233, CFS234 and 15SLAA39). Three sites were rejected as they were sites where planning appeals had previously been dismissed for Gypsy and Traveller proposals, and circumstances had not materially changed the reasons for refusal (15SLAA33, 15SLAA35 and 15SLAA36), and one site (CFS232) was assessed as being contrary to the Settlement Hierarchy. More details of why these sites were not considered as potential reasonable alternatives are set out in Appendix 1 of the Spatial Strategy and Strategic Sites Update Topic Paper (**TP001**).

#### Gypsy and Traveller Pitches

93. The remaining available site for potential Gypsy, Traveller and Travelling Showpeople provision is that which has been allocated for 10 permanent Gypsy and Traveller pitches at Drakes Lane. The land has been secured by the Council through Section 106 planning obligations linked with existing planning approvals at the Beaulieu and Channels sites as part of the previously adopted North Chelmsford Area Action Plan. The site can accommodate up to 10 Gypsy and Traveller pitches.
94. The location of this allocation is supported by the significant new development proposed at Strategic Growth Site 4 (North East Chelmsford). This development at North East Chelmsford will significantly expand the existing consented development at Beaulieu and Channels which will collectively form a new North East Chelmsford Garden Village.
95. North East Chelmsford is therefore a strategic area of change and when combined with current development has the potential for around 10,000 new homes with new schools, healthcare, roads and public transport. The Drakes Lane site lies in close proximity to the northern edge of the North East Chelmsford Garden Village. It should also be noted that the Drakes Lane area is also experiencing this change. The Drakes Lane Industrial Area is now proposed as a designated employment area and a new large flour mill has been granted planning permission in close proximity.

96. Therefore, given the level of the new development proposed in the Local Plan at North East Chelmsford, it is not considered unreasonable for the need for one Gypsy and Traveller site to also be located within this area of growth. For the reasons set out above the site selection process for the Local Plan and the process of considering alternative sites considered the Drakes Lane site the most suitable site, although its origins stem from the requirements of the current Local Development Framework. This is because the site is available now, offers a suitable location for development and does not have any overriding planning policy constraints, unlike other available sites put forward by promoters of land.
97. The site is located on despoiled land, which once formed part of a former mineral extraction site. It is located outside of the Green Belt, or any designated valued landscape. The Pre-Submission SA **(SD004)** and its subsequent addendum **(SD005)** support its inclusion in the Local Plan. Other reasonable alternatives were also tested through the Local Plan's SA **(SD004)**, none of which were identified as being more sustainable as the proposed allocation at Drakes Lane.
98. The proposed Drakes Lane site is within reasonable travelling distance to existing health and education provision (and will be very close to major new planned development as outlined above), is not in unfavourable environmental location which would affect the health and well-being of Travellers, can be accommodated by existing infrastructure (or new provision provided e.g. wastewater treatment) and is located in the lowest flood risk area (Flood Zone 1).
99. Furthermore, the Council is required by national planning policy to ensure that a five-year supply of deliverable Gypsy and Traveller sites is maintained. At present, the Council cannot demonstrate this requirement. The Drakes Lane proposals provide a deliverable site i.e. there is a willing landowner, and a promoter/developer which will secure the effective future management of the site. As addressed below this site could be provided early in the Plan period.
100. The site complies with the requirements of the PPTS, in particular criteria b, d, g, h, i, j and k of paragraph 4, and as such is a proposed allocation for Gypsy and Traveller pitches in the Local Plan.
101. This site has already progressed to a planning application and as part of that process two further reports have been produced which are attached at **Appendix B and C**. These are a Landscape and Visual Appraisal **(Appendix B)** and a Landscape Sensitivity and Capacity Assessment **(Appendix C)**.



102. In summary, based on the current planning application, these show that due to the small scale of the proposed built form, it is likely to have no more than minor effects upon landscape elements within the site, and negligible effects upon landscape character within the study area. The effects on visual receptors (there are two houses and a farmhouse over 200m away and a PROW to the south) are considered minor. Overall, the land is judged to be of moderate overall landscape sensitivity, low to moderate landscape value with a medium to high landscape capacity to accommodate low rise residential and employment development (this is subject to careful siting/design of development and retention, enhancement and implementation of hedgerow trees and wooded copses in keeping with the character of the landscape).

Travelling Showpeople Plots

103. As set out above, the deliverable site considered suitable for standalone pitches or plots has been allocated for 10 Gypsy and Traveller pitches. The remaining requirement of land for 24 Travelling Showpeople plots has been considered as part of the larger Strategic Site Allocations at West Chelmsford (Strategic Growth Site 2), North East Chelmsford (Strategic Growth Site 4), Great Leighs (Strategic Growth Site 5a) and South Woodham Ferrers (Strategic Growth Site 7). This is owing to the fact that, firstly there is no other available land which was considered suitable for such plots. In addition, their siting within these larger strategic allocations allows for the necessary access requirements to be provided.
104. Furthermore, as set out in paragraph 4 of the PPTS, their inclusion within planned new communities builds inclusive new communities and results in future occupants being able to access education and other community services and facilities.
105. As such, the location and distribution of Gypsy, Traveller and Travelling Showpeople pitches and plots has been considered in the same way as the location and distribution of development at the Strategic Site allocations. This has been done to ensure new inclusive communities for all the population of Chelmsford in accordance with paragraph 159 of the NPPF (2012).
106. The distribution of sites is proportionate to the overall size and scale of the Strategic Site Allocation, and also distributes across the three Growth Areas. Approximately 1 plot per 200-300 new homes has been allocated for these sites. 5 plots have been considered the minimum critical mass to justify the necessary highway and access enhancements required for the plots, as well as allowing for household growth.

107. When considering the immediate and evidenced need for the Gypsy, Traveller and Travelling Showpeople sites, the testing and discounting of reasonable alternative sites, the Local Plan site allocations and the distribution of pitches and plots are sound and based on robust evidence.

<b>Question 37</b>	<b>Is the reference to phasing of development according to deliverability and identified need within the policy, justified and consistent with national policy?</b>
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**Response to Q37**

108. The delivery rates set out in Strategic Policy S9 have been identified in accordance with national guidance and with the support of other policy requirements, evidence base and developers and other third parties advice e.g. in relation to schools etc. As a result, the delivery rates set out are justified and consistent with national policy.
109. As set out in Strategic Policy S9, the key objectives to requiring the phasing of new development according to deliverability and identified need is to give certainty to the delivery of sites, to ensure a consistent and reliable supply of housing, ensure the timely provision of new infrastructure to support growth and to ensure the delivery of a five-year rolling supply of housing sites in accordance with the NPPF (2012).
110. The detailed delivery rates for all sites and allocations are contained within the development trajectories in Appendix C of the Pre-Submission Local Plan **(SD001)** and as updated in the Pre-Submission Local Plan Schedule of Additional Changes **(SD 002)**. In accordance with paragraph 47 and footnotes 11 and 12 of the NPPF (2012), the Council have identified a supply of specific deliverable sites to provide five years' worth of housing and a supply of specific, developable sites for years six onwards.
111. Delivery rates for the five-year supply of housing are set out on an annual basis, with numbers divided into market and affordable housing. These figures have been derived by carrying out regular site visits to existing development sites, information received from the Council's Housing Enabling Officers, Development Management Planning Officers, weekly reports from Building Control, CIL commencement monthly reports, and annual confirmation of delivery rates with developers. The full methodology for calculating the delivery rates for the first five years is set out in Section 5 of the Council's Five-Year Housing Land Supply Methodology April 2018 **(EB066)**. Using all these sources of information results in delivery rates which are justified and consistent with national policy.

112. Furthermore, as set out in the Council's Five-Year Housing Land Supply Site Schedule April 2018 (**EB063**) 77% of homes (4,935) within the first five years already have planning permission.
113. The first five years also includes a windfall allowance. The methodology for this is set out in full within the Council's Housing Windfall Assessment April 2018 (**EB 067**).
114. This methodology for projecting the supply for the first five years has been consistently found to be robust and justified at Section 78 Appeals (See the Council's Hearing Statement to Matter 3), including a series of Public Inquires. For these reasons it is considered that the requirements of footnote 11 of paragraph 47 of the NPPF (2012), and paragraph 48 of the NPPF (2012) have been met.
115. Delivery rates for housing development in years six to 10 and onwards have been based on sites which are considered developable as they are available suitable for housing. The Local Plan allocations and their projected timeframes are based on discussions with specific site developers and providers of other services such as schools. The timeframes set out provide a realistic prospect of delivery and have been agreed and are supported as being achievable by developers in the relevant site Statements of Common Ground.
116. All future site allocations have also been tested through the Council's Local Plan Viability Study Including CIL Viability Review January 2018 (**EB082A**) and the Chelmsford City Council – Post IDP Viability Update June 2018 (**EB 082B**). These assessments have been based on these projected delivery rates set out within the Local Plan. All sites have been found to be viable when considered against these delivery rates. On this basis it is considered that the requirements of footnote 12 of paragraph 47 of the NPPF (2012) have been met.
117. The PPG advises that Local Planning Authorities have the ability to identify broad locations in year 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the NPPF). As such the Local Plan also includes a windfall allowance of 100 dwellings per annum for year six onwards. However, this is considered to be a conservative estimate.
118. The justification and methodology for calculating windfall allowance is set out in full within the Council's Housing Windfall Assessment April 2018 (**EB067**). It should be noted that the windfall allowance for years six onwards was not shown on the Housing Trajectory (Appendix C of the Local Plan) as proposed to be updated in the Schedule of Additional Changes June 2018 (**SD002**) but the overall figures set out in Strategic Policy S9

and Appendix B Housing Site Schedule, as updated in **SD002** are correct. This is considered a minor change which does not go to the soundness of the Local Plan.

***Proposed changes:***

Update Housing Trajectory to include Windfall figures for year 6 onwards in accordance with **Appendix D** attached to this Hearing Statement. This corrects a presentational omission in the updated Trajectory in **SD 002** and ensures that the numbers in Strategic Policy S9 and Appendix B Housing Site Schedule are correctly reflected in the Trajectory. It is clear that this does not amend the overall numbers within Strategic Policy S9 and does not affect the soundness of the Local Plan, it simply corrects a minor omission in the updated Housing Trajectory.

119. In addition, the timing of facilities and services for an allocation have been factored into delivery rates where applicable (e.g. the timing of required school provision, utility and service provision). For example, one of the facilities which limits housing development at Great Leighs is primary school provision. As such development timescales at this site have had to factor this in.
120. The delivery of the employment elements within the Strategic Growth locations of North Chelmsford and South and East Chelmsford is an estimate of when they are likely to come forward, given the difficulties in predicting economic growth and demand for commercial space. Speculative development is not likely to be pursued in any of these Strategic Growth locations as commercial development will depend on sufficient demand for the employment space. Therefore, in most locations, the employment space will follow the implementation of the necessary on site and off site supporting infrastructure. In the Strategic Growth locations where there is employment being brought forward alongside housing, the early phases of housing development will be necessary to forward fund some of the site infrastructure to service the employment development. The timelines in the trajectory for employment provision reflect this likely scenario in that they are shown as following on from earlier phases of housing delivery.
121. The delivery rates for the Gypsy and Traveller site at Drakes Lane is based upon the fact this land has been secured through a S106 Agreement, has funding in place to deliver it, and has a planning application from a Registered Housing Provider submitted and is scheduled for determination at Planning Committee in December 2018. Based on the proposed planning application and the Registered Housing Provider's timetable for the development of this site, it has been projected to come forward early in the Local Plan period as it is a deliverable site which is available now.

122. The delivery rates set out in the trajectory for the Travelling Showpeople plots have been derived to broadly follow the housing delivery for those Strategic Sites which include Plot provision (Strategic Growth Sites 2, 4, 5 and 7). None of the plots are proposed to be delivered within the first 5 years. Generally, the sites containing five plots are due to have housing delivered on them for at least three to five years before seeing any Travelling Showpeople plots being delivered. This will ensure that the necessary infrastructure, especially appropriate highway access, is in place to accommodate access to the plots.
123. Nine plots are proposed on Strategic Growth Site 4 from year 9 of the development. This site has greater and more complicated infrastructure needs which need to be delivered to support the different development parcels of the site ahead of the provision of Travelling Showpeople plots. Having the plots being delivered later in the development phasing of the site will ensure this is viable and deliverable.
124. Collectively these methods have resulted in the phasing set out in Strategic Policy S9. The timeframes set out for delivery are justified and consistent with the requirements of paragraphs 47 and 48 of the NPPF (2012).
125. Therefore, for the reasons set out above, it is considered that the delivery rates set out in the Housing Trajectory in Appendix C (as amended) are justified and consistent with national policy.

<b>Question 38</b>	<b>The policy refers to ‘Strategic Growth Sites’. Are these clearly defined in the supporting text or should reference be made to Table 3 in the Plan to aid clarity?</b>
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#### **Response to Q38**

126. The term ‘Strategic Growth Sites’ is clearly defined in Table 3 of the Local Plan although not specifically defined in the support text of Strategic Policy S9. However, Strategic Policy S9 should not be read in isolation. It falls within section 6 of the Plan entitled ‘How will future development growth be accommodated?’ which sets out the development requirements for the plan period. The introduction of this section, paragraph 6.1, defines Strategic Growth Sites as over 100 or more new homes and Growth Sites as those providing less than 100 new homes. Section 7, where Table 3 is located, then sets out the approach to implementing the Spatial Strategy, i.e. Strategic Policy S9.

127. However, Strategic Policy S9 is a pivotal policy within the Plan and the Council wants to ensure that it is clear and robust. For completeness, the Council support a modification that makes reference to Table 3 which provides further commentary on the type of site allocations referenced in the Plan.

Suggested change

128. The Council has prepared a Schedule of Additional Changes (**SD002**) which sets out the Council's suggested 'Additional Changes' to the Chelmsford Pre-Submission Local plan and Policies Map (**SD001**). A suggested change (**AC35**) is made for additional text after paragraph 6.36 to include a list of Strategic Growth Sites where the Council will expect a masterplan to be submitted. Additional text could be added to the beginning of this change to include a reference to Table 3.

***Proposed changes:***

*Schedule of Additional Changes - AC35.*

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

<b>Question 39</b>	<b>Are the Special Policy Areas identified within the policy justified and do they accord with other policies in the Plan and the Framework?</b>
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**Response to Q39**

129. It is the Council's position that the Special Policy Areas as identified in Strategic Policy S9 are justified, effective, positively prepared and consistent with national policy and local policies in the Plan.
130. Special Policy Areas (SPA) are an established policy mechanism in previous Local Plans for Chelmsford. They were introduced in the Chelmsford Borough Local Plan 1997 and have been carried forward to the adopted Local Development Framework (LDF) and now the new Local Plan. They have been an effective tool to manage necessary growth, which may ordinarily be subject to constraint, in the context of a strategic and masterplan approach.

131. Six SPAs that have been identified as set out below; the first five have been carried forward from the LDF, having been found by the Inspector for the Site Allocations Development Plan Document (SAD) Examination (**page 15, EB166**) and the Inspector for the North Chelmsford Area Action Plan (NCAAP) Examination (**page 11, EB165**):

- Chelmsford Racecourse
- Writtle University College
- Hanningfield Reservoir Treatment Works
- Sandford Mill
- Broomfield Hospital
- The RHS Gardens at Hyde hall

132. The Council's commitment to supporting the existing SPAs and consideration to the allocation of further SPAs for similar large facilities and institutions was first set out in the Issues and Options Consultation Document (**EB115**). Responses to this document informed the Council's decision to retain the existing SPAs and to further designate RHS Hyde Hall. Further details can be found at pages 86, 87 & 94 of the Regulation 22 Consultation Statement (**SD009**).

133. The six SPAs were set out and consulted upon in the Preferred Options (PO) Consultation Document (**EB116**). The responses received informed changes to the wording of the six SPAs policies subsequently taken forward to the Pre-Submission Document (**SD001**). There were no significant objections to the designation of the SPAs at Preferred Options stage. The Council's response and actions from the PO consultation are set out at pages 327-335 of the Regulation 22 Consultation Statement (**SD009**). This includes the Council's response to a request for the designation of Anglia Ruskin University. This has been addressed through a new policy relating to education institutions being included in the Local Plan which makes specific reference to Anglia Ruskin University.

134. There are some small changes set out in the Schedule of Additional Changes (**SD002**) to some of the SPA policies following the Pre-Submission consultation. These changes are in response to issues raised by Historic England and Natural England – the proposed changes have been agreed with these consultees through statements of common ground (**SOCG01 and SOCG02**).

135. Paragraph 6.47 under Strategic Policy S9 states the areas identified as SPAs have an important role locally, in some cases regionally and nationally, and the Council would not wish to inhibit this. However, they are in the countryside/Green Belt where policy would ordinarily be one of constraint.

136. Therefore, they have been designated as a ‘Special Policy Area’ with the purpose of enabling their operational and functional requirements to be planned in a strategic and phased manner with consideration to development impacts but also giving greater flexibility to development that may normally be constrained, i.e. when located in countryside or Green Belt.
137. Paragraph 7.368 of the Plan sets out five key objectives for the designation of SPAs. It is considered these objectives align with the NPPF’s (2012) core planning principles of positively responding to opportunities for growth taking account of the needs of these existing facilities/institutions, securing high quality design and supporting local strategies to improving health, social and cultural facilities whilst protecting the Green Belt and recognising the intrinsic character and beauty of the countryside. SPAs are therefore considered consistent with national policy as they are existing locations which are served by infrastructure, in particular highway and transportation connections.
138. The SPAs are consistent with Local Plan Strategic Policy S1, the Spatial Principles which underpin the Local Plan’s Spatial Strategy. The objectives of the SPAs (set out at paragraph 7.368) reflect the spatial principles; that is, allowing growth in an effective, managed and sustainable manner, planning for the long term whilst minimising any impacts.
139. The SPAs are also consistent with Strategic Policy S7 – Protecting and Enhancing Community Assets. The SPAs have a clear and important community function promoting leisure, health, education, social interaction and cultural enjoyment. Their protection and enhancement in performing these roles is secured by designating them as SPAs to allow them to continue, and where appropriate, grow their operations and functions where they may otherwise be restricted by normal policy constraint given their location in the countryside/Green Belt.
140. On the Green Belt, careful consideration has been given to the extent and type of new development at Writtle University College (SPA6), the SPA that falls within this designation. The boundaries have been carefully drawn to allow for future development at this site without substantial conflict with the purposes of Green Belt policy as set out in the NPPF (2012) and Local Plan Policy CO1. The same approach has also been taken to Hanningfield Reservoir (SPA3) which also lies within the Green Belt and Sandford Mill (SPA5) which is located within a floodplain, Conservation Area and Green Wedge.
141. The designation of SPAs is the recognition of existing and important institutions and services that have historically been located in areas of policy constraint and their need to continue to grow in a sustainable manner. They manage change in a structured and planned manner compatible with the Local Plan objectives.



142. The role and purpose of SPAs are clearly defined in the new Local Plan and their allocation and final designation have been prepared through the plan making process, taking account of representations made. It is therefore considered that the Special Policy Areas as identified in Strategic Policy S9 are justified, effective, positively prepared and consistent with national policy and local policies in the Plan.

<b>Question 40</b>	<b>Overall is the spatial strategy within the Plan justified? In particular:</b>
<b>Question 40a</b>	<b>Does it identify an appropriate balance between providing for economic development and new homes, supporting the role of the settlements and having regard to the effect on such factors as climate change, agricultural land, the environment, the transport network and other infrastructure and local services and facilities?</b>

#### **Response to Q40a**

143. It is the Council's position that the Spatial Strategy is justified and identifies an appropriate balance between providing for economic development and new homes, supporting the role of settlements and have regard to the effect on such factors as climate change, agricultural land, the environment, the transport network and other infrastructure and local services and facilities.
144. The Local Plan Spatial Strategy is a sustainable approach to meeting the development in Chelmsford's area over the plan period. It has been thoroughly tested during the plan making process and is supported by a robust evidence base. The evidence base has been prepared in the context of the NPPF (2012) which requires Local Plans achieve to identify and meet the housing, business and other development needs of the area whilst taking account of the different roles and character of different areas, supporting and enhancing infrastructure needs and managing climate change.

#### **Approach to identifying the right balance**

145. The Council has sought to achieve the appropriate balance between meeting development needs against the loss of greenfield land which is used for agriculture and the impact on the wider environment, the transport network, infrastructure and local services.
146. The Spatial Strategy will clearly have an impact on these interests. However, by focussing growth using the Local Plan's Spatial Principles and evidence base, these impacts are mitigated by policies proposed in the Local Plan and opportunities from new development to provide improvements such as sustainable transport measures, new open space, schools, road and local services and facilities are maximised.

147. As set out in the Council's Spatial Strategy and Strategic Sites Update Topic Paper (TP001), which provides more detail, jobs and housing have been considered together with the Objectively Assessed Housing Need) work that has been completed (EB046 to EB048), in partnership with neighbouring authorities Braintree District Council, Colchester Borough Council and Tendring District Council who share the same Housing Market Area (HMA). An Essex-wide Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Needs has also been undertaken (EB050A to EB050C). In addition, the Council has a number of evidence base documents that support economic and employment matters. This includes Chelmsford City Centre Office Market Review (EB078), Chelmsford Retail Study Update, Employment Land Review (EB073) and Chelmsford Economic Strategy and Delivering Economic Growth in Chelmsford to 2036 (EB073). As such, robust evidence base has been prepared to assess the future housing and jobs needs of the area.
148. From this, and in accordance with the NPPF (2012), a Strategic Land Availability Assessment (SLAA) has been prepared to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified development needs over the Plan period **(EB072A to EB072G)**.
149. As a whole, the policies and proposals of the Local Plan positively contribute towards the mitigation of, and adaption to, climate change. This includes locating development which maximises opportunities for sustainable transport to ensuring that planning policies reduce greenhouse emissions, promote efficient use of resources, reduce the need to travel, provide opportunities for low carbon technologies and decentralised energy and heating systems, ensure that design and construction techniques contribute towards climate change mitigation and adaption and provide opportunities for green infrastructure and city greening.
150. A number of environmental assessments have also been prepared through the life of the Local Plan to identify the areas of importance and the constraints and opportunities within the Council's administrative area. These include a Green Wedges and Green Corridors Assessment **(EB 094A to EB094B)**, a Landscape Sensitivity and Capacity Assessment **(EB100A-D)**, Flood Risk Assessment **(EB106A to EB106I)** and Agricultural Land Classification **(EB084)**. There is loss of agricultural land, however the distribution of development seeks to minimise the loss of the Best and most Versatile Agricultural Land. Changes to the Local Plan are proposed to Strategic Policy S6 to reflect this issue **(ASC26)**.
151. Traffic modelling studies **(EB026, EB027, EB029, EB031, EB032 and EB033)** have been undertaken during the Local Plan preparation to assess the impact of emerging and preferred development options on the transport network. The junction modelling reports assess the likely impacts of planned growth on the highway network in the Chelmsford area.

152. The modelling undertaken identifies the need the delivery of sustainable transport measures to mitigate in the impact of growth and increased capacity. It also identifies the need for a range of mitigation schemes in the Growth Areas. Where these schemes have already been confirmed as being necessary, these are included within the Infrastructure Delivery Plan (IDP) (**EB018B**). Information concerning costs, funding and phasing are included, where this is currently known, within this document. However, the IDP does not just cover transport infrastructure, it identifies a range of services and facilities required to deliver growth.

153. Strategic Policy S11 sets out the priorities for infrastructure requirements to reflect the outcomes and recommendations of evidence base documents, including transport modelling, to ensure the delivery of sound and robust sustainable movements, connectivity, flood risk management, community facilities, green and natural infrastructure and utilities associated with housing and employment needs within the Growth Areas.

The Spatial Strategy – the appropriate balance

154. The amount of housing and employment growth needed over the plan period 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. A Settlement Hierarchy has also been defined to help identified the built form, services and facilities of settlements and their ability to accommodate new growth sustainably.

155. Delivering an appropriate balance of jobs and housing whilst delivering the necessary infrastructure, supporting communities and minimising impact on the environment has been carefully considered during the plan making process and informed by robust evidence base such as a Flood Risk Assessment (**EB106A to EB106H**), Water Cycle Study (**EB107B**), Heritage Assessments (**EB108A to EB108B**), Traffic Modelling (**EB023 to EB033**), Sustainability Appraisals (**EB003, EB006, SD004 and SD005**) etc.

156. Details on how the how the Council has calculated and selected its housing requirements are contained within previous consultation documents (**EB115 and EB116**) and the Regulation 22 Consultation Statement. The approach has been assessed through the preparation of Sustainability Appraisals and Strategic Environmental Assessment Reports (SAE) (**EB003, EB006, SD004 and SD005**) on whether it is expected to have a positive effect on Sustainability Appraisal objectives. Reasonable Alternatives to both housing and employment need and supply have also been considered and rejected based on the recommendations and findings of the SAE reports. Further details are given in the response to question 30 within Matter 5.

157. It is considered that the requirements within the Local Plan, as set out in the Spatial Strategy, are the most appropriate when considered against the SA reports, land availability, infrastructure requirements and delivery, constraints and opportunities such as Green Belt, Green Wedge and Corridors and flood risk and the Settlement Hierarchy to deliver the development requirements over the plan period.

158. Overall the Spatial Strategy will deliver an appropriate balance of significant new housing and employment growth alongside new community facilities and supporting infrastructure. In addition, it will safeguard Chelmsford's environment and valued landscapes, and ensure new development is well designed and adapts to climate change. Accordingly, it is considered that the Spatial Strategy is positively prepared, effective and justified.

<b>Question 40b</b>	<b>Will it achieve the Council's vision, does it meet the strategic priorities and spatial principles and will it deliver sustainable development in accordance with national policy?</b>
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#### **Response to Q40b**

159. It is the Council's position that the Spatial Strategy will achieve the Council's Vision, meet the Strategic Priorities and Spatial Principles and most importantly result in the delivery sustainable development, in accordance with national policy.

160. The Council's Strategic Priorities focus on achieving sustainable development; meet needs for homes and jobs; delivering new and improved infrastructure, protecting the Green Belt; creating high quality places and continuing to promote the City of Chelmsford as a key focus of development growth. These are consolidated and instilled in the Council's Vision on the kind of place we want Chelmsford to be in 2036. This includes:

- Maximising growth opportunities in and around Chelmsford
- Providing sustainable new neighbourhoods
- Optimising opportunities for new and upgraded infrastructure
- Maximising sustainable transport
- Protecting and enhancing the natural and historic environment.

161. The Spatial Principles underpin the Spatial Strategy and provide eleven guidelines to how the Spatial Priorities and Vision can be realised. They encapsulate the social, economic and environmental roles of sustainable development, making the best use of land, in the right location, supported by the necessary infrastructure, whilst minimising the impact on the environment.

162. The Spatial Strategy focuses on 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 and in accordance with national policy. It does this first through making the best use of previously developed land within Chelmsford Urban Area as identified Location 1 – Chelmsford Urban Area.
163. As the Chelmsford Urban Area is unable to accommodate all of the new development needed, the Spatial Strategy allocates land for development in Locations across three Growth Areas, taking account land suitability, environmental constraints and the settlement hierarchy. The Locations in the Growth Areas seek, amongst other matters, to promote new sustainable neighbourhoods, for example Location 4 (North East Chelmsford) and Location 7 (South Woodham Ferrers), help deliver strategic and also align with key infrastructure provision, for example Location 5 (Great Leighs) and the Chelmsford North East bypass, and help support existing communities and importance services and facilities through the smaller allocations in Location 8 (Bicknacre) and Location 9 (Danbury) whilst protecting the Green Belt and valued landscapes of Green Wedges and Corridors and avoiding development in areas of high flood risk. These all correlate with the Council's Vision, Spatial Priorities and Spatial Principle to deliver a sound and robust Spatial Strategy that seeks to meet Chelmsford's development needs over the plan period in an effective, coordinated and sustainable manner.
164. Overall, the Council considers that the rationale for the Spatial Strategy is clear and compliant with national policy and carries through the well-defined Spatial Priorities, Spatial Principles and Vision which are the key drivers of the Strategy's focus for new sustainable housing and employment over the plan period.

## APPENDIX A

<b>EVIDENCE BASE LIST FOR MATTER 5</b>	
SD001	Pre-Submission Local Plan and Policies Map
SD002	Pre-Submission Local Plan Schedule of Additional Changes
SD004	Pre-Submission Local Plan Sustainability Appraisal Report
SD005	Pre-Submission Local Plan: Additional Changes Sustainability Appraisal Report: Addendum
SD006	Pre-Submission Habitats Regulations Assessment
SD007	Habitats Regulations Assessment
SD009	Regulation 22 Consultation Statement
EB001	SA Scoping Report
EB003	Issues and Options Consultation Document SA Report
EB006	Preferred Options Consultation Document SA Report
EB008	Preferred Options SA Report and HRA Report – Feedback Report
EB010	Preferred Options Habitats Regulations Assessment
EB018B	Chelmsford Infrastructure Delivery Plan June 2018 Update
EB023	Transport Impact of Local Plan Spatial Options
EB024	Transport Impact Sensitivity Testing & Sustainability Review
EB025	Transport Impact of Local Plan Preferred Spatial Option
EB026	Preferred Option Strategic & Local Junction Modelling
EB027	Preferred Option Strategic & Local Junction Modelling Addendum - Summary of Infrastructure Studies
EB028	Response to Representations on Transportation Matters, Preferred Options Consultation and Technical Responses to Public Representations
EB029	Pre-Submission Strategic & Local Junction Modelling
EB030A	Chelmsford Local Plan Car Parking Vision
EB030B	Chelmsford Local Plan Car Parking Vision Action Plan
EB031	Chelmsford Traffic and Access Strategy Local Model Validation Report
EB032	Chelmsford Traffic and Access Strategy Traffic Forecast Report
EB033	Chelmsford Traffic and Access Strategy Variable Demand Model – Technical Note
EB046	Objectively Assessed Housing Need Study July 2015
EB047	Strategic Housing Market Assessment Update December 2015
EB048	Objectively Assessed Housing Need Study November 2016
EB050A	Chelmsford City Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Need Summary Report June 2017
EB050B	Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Joint Methodology Report January 2018
EB050C	Essex, Southend-on-Sea and Thurrock Gypsy, Traveller and Travelling Showpeople Accommodation Assessment Summary Report January 2018
EB051	Housing Capacity in Chelmsford Urban Area February 2017
EB053	Chelmsford Local Plan Nationally Described Space Standards
EB063	Five Year Land Supply Site Schedule April 2018
EB064	Housing Trajectory April 2018

EB066	Five Year Housing Land Supply Methodology April 2018
EB067	Housing Windfall Assessment April 2018
EB072A	SLAA Appendix 1: SLAA Viability Study
EB072B	SLAA Appendix 2: SLAA Methodology and Output Note
EB072C	SLAA Appendix 3: SLAA Assessment Criteria Note
EB072D	SLAA Appendix 4: Policy-on SLAA Assessment
EB072E	SLAA Appendix 5: List of Discounted Sites
EB072F	SLAA Appendix 6: Policy-off SLAA Assessment for Discounted Sites
EB072G	SLAA Maps by Parished and Unparished Areas
EB073	Employment Land Review January 2015
EB074	East of England Forecasting Model Technical Report
EB078	Chelmsford City Centre Office Market Review 2015
EB082A	Local Plan Viability Study Including CIL Viability Review January 2018
EB082B	Chelmsford City Council – Post IDP Viability Update June 2018
EB083A	Urban Area and Defined Settlement Boundary Review Updated Technical Note April 2017
EB083B	Urban Area and Defined Settlement Boundary Review Updated Technical Note January 2018
EB083C	Urban Area and Defined Settlement Boundary Review Update June 2018
EB084	Agricultural Land Classification East Region
EB094A	Green Wedges and Green Corridors: Defining Chelmsford's River Valleys Review Report February 2017
EB094B	Green Wedges and Green Corridors Appendix A Parcel Profiles
EB100A	Landscape Sensitivity and Capacity Assessment Report
EB100B	Landscape Sensitivity and Capacity Assessment Technical note Landscape Sensitivity & Capacity - Additional Site Assessments
EB100C	Annex to the Landscape Sensitivity & Capacity Evidence Base Report on Land at South Woodham Ferrers
EB100D	Annex to the Landscape Sensitivity & Capacity Evidence Base Report Corrections to Summary Tables
EB106A	Chelmsford City Council Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA)
EB106B	SFRA Mapping Index
EB106C	SFRA Appendix A: Watercourses in the Chelmsford Catchment
EB106D	SFRA Appendix B: Flood Zones
EB106E	SFRA Appendix C: Climate Change Mapping
EB106F	SFRA Appendix D: Updated Floor Map for Surface Water
EB106G	SFRA Appendix E: Areas Susceptible to Groundwater Flooding
EB106H	SFRA Appendix F: Flood Warning Coverage
EB106I	SFRA Level 2 Detailed Site Summary Tables
EB107B	Chelmsford City Water Cycle Study Update
EB108A	Chelmsford Local Plan Heritage Assessments Technical Note March 2017
EB108B	Chelmsford Local Plan Heritage Assessments Technical Note Addendum May 2018
EB115	Issues and Options Consultation Document

EB116	Preferred Options Consultation Document
EB117	Core Strategy and Development Control Policies Document 2008
EB119	Chelmsford Town Centre Area Action Plan
EB120	North Chelmsford Area Action Plan
EB121	Site Allocations Development Plan Document
EB165	Inspector's Report - North Chelmsford Area Action Plan
EB166	Inspector's Report - Site Allocations Development Plan Document
TP001	Topic Paper 1: Spatial Strategy and Strategic Sites Update
TP002	Topic Paper 2: Infrastructure Update
SOCG01	Statement of Common Ground Historic England
SOCG02	Statement of Common Ground Natural England



## Technical note:

# Gypsy & Traveller Site Drakes Lane, Little Waltham Landscape and Visual Appraisal

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## 1. Introduction

- 1.1.1 Wood has been commissioned by Chelmsford City Council (CCC) to undertake a Landscape and Visual Appraisal (LVA) to address concerns raised by public objections to the recent planning application **18/01476/FUL** for a gypsy and traveller accommodation site located at Drakes Lane, Little Waltham (hereafter referred to as the proposed development). The concerns relate to possible landscape or visual effects that may arise as a result of the proposed development.
- 1.1.2 This LVA has been produced by a Chartered Landscape Architect (CMLI) to review the landscape and visual baseline conditions within the site and within a 500m site-centred study area surrounding the site. An understanding of the baseline and the potential landscape and visual receptors located within the surrounding area allows an assessment to be made of potential effects that could be generated as a result of the proposed development.

## 1.2 Description of the proposed development

### Built form

- 1.2.1 As noted in the application, the site proposals comprise:
- residential accommodation for nine fully-serviced Gypsy and Traveller pitches;
  - a site manager's office;
  - visitor parking;
  - a children's play area; and
  - a Great Crested Newt Mitigation Area, separated from the accommodation site by a new hedge.
- 1.2.2 Each proposed pitch includes:
- hardstanding for one static caravan;
  - hardstanding for one travelling caravan;
  - two parking bays;
  - an amenity building containing a kitchen, lounge and dining, shower room and utility, and separate toilet facilities;

- an external storage shed;
- a secure enclosure for metal gas bottles; and
- a clothes drying area.

## Access

- 1.2.3 Access to the site would be from a new entrance on Drakes Lane, which would have a security barrier. It is understood that the site entrance would be roughly in the same location as an existing field gate.
- 1.2.4 The site manager's office would be located at the site entrance.
- 1.2.5 As part of the proposals, the developer would need to remove part of the existing hedgerow, and trim back a section of the remaining hedgerow along Drakes Lane for visibility.

## Boundaries

- 1.2.6 As part of the proposals, a new hedge would be planted along the western boundary, with an area of Great Crested Newt habitat created covering 0.2ha located to the west of the new hedge.
- 1.2.7 The proposals include removing a small section of hedgerow on Drakes Lane to provide access and trim a section of the remaining hedge to provide visibility splays. The existing hedge will be improved by filling in gaps with native species planting.
- 1.2.8 In addition to the hedge boundaries, the site will be enclosed by a 1.8m high weld mesh security fence.

# 1.3 Proposed scope of the appraisal

## Potential landscape effects

- 1.3.1 There are no nationally or locally designated landscapes found within the study area.
- 1.3.2 Landscape receptors that may be affected by the proposed development include:
- Landscape elements within the site boundary; and
  - Local landscape character within the study area, as set out in the *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments* (Chris Blandford Associates, 2006).

## Potential visual effects

- 1.3.3 The visual appraisal utilises a site centred study area with a 500m radius. This study area will ensure that the appraisal includes all groups of people (visual receptors) with the potential to have views of the proposed development. The visual appraisal identifies groups of visual receptors based upon their location and primary activity and assesses likely changes to their views due to the presence of the proposed development.
- 1.3.4 The baseline views available to key visual receptors are illustrated by the three viewpoint photographs, prepared and presented in accordance with best practice as specified in *Landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute, 2011). The following viewpoint locations have been used:

- 1. View looking east on Drake's Lane to site;
- 2. View looking south-west from junction of Drakes Lane and Boreham Road; and
- 3. View from footpath reference PRoW213.

1.3.5 Additional supplementary contextual views were taken using a camera phone, and are not intended to be used for assessing available views to the site, but merely for illustrating the surrounding landscape and visual baseline conditions. These viewpoints include:

- 4. View looking south on Boreham Road; and
- 5. View looking north-west on Boreham Road.

1.3.6 The locations of these viewpoints are shown on **Figure 1**.

## 2. Methodology

### 2.1 Overview

The LVA has been undertaken in accordance with best practice guidance and the methodology as set out here, which is based on the *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (hereafter referred to as GLVIA3) [Landscape Institute (LI) and Institute for Environmental Management & Assessment (IEMA), 2013].

### 2.2 Data gathering methodology

#### Desk study

Sources of information used for the LVA are listed in **Table 2.1**, below.

Table 2.1 Sources of desk study information

Source	Data
<b>Ordnance Survey Mapping</b>	OS Explorer 183: Chelmsford & The Rodings
<b>Essex County Council Definitive Map</b>	<a href="https://www.essexhighways.org/getting-around/public-rights-of-way/prow-interactive-map.aspx">https://www.essexhighways.org/getting-around/public-rights-of-way/prow-interactive-map.aspx</a>
<b>Chris Blandford Associates</b>	Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, September 2006.
<b>Google Earth Pro</b>	Aerial photography, imagery date June 2018.

#### Field survey

2.2.1 In addition to the desk based assessment, a field survey was undertaken on 04 October 2018 during which viewpoint photography was obtained.

## 2.3 Assessment methodology

### Landscape assessment

- 2.3.1 Landscape effects are defined by the Landscape Institute in GLVIA3, paragraphs 5.1 and 5.2 as follows:

*"An assessment of landscape effects deals with the effects of change and development on landscape as a resource. The concern...is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character....The area of landscape that should be covered in assessing landscape effects should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner."*

- 2.3.2 Landscape effects are defined as changes to landscape elements, characteristics, character and qualities of the landscape as a result of development.

- 2.3.3 The potential landscape effects that would occur during the construction and operational (and decommissioning) periods, may therefore include, but are not restricted to, the following:

- Changes to landscape elements: the addition of new elements or the removal of existing elements such as vegetation and buildings and other characteristic elements of the existing local landscape;
- Changes to landscape qualities: degradation or erosion of landscape elements and patterns and perceptual characteristics, particularly those that form key characteristic elements of defined landscape character types or areas or contribute to the landscape value; and
- Changes to landscape character: landscape character may be affected through the incremental effect on characteristic elements, landscape patterns and qualities (including perceptual characteristics) and the cumulative addition of new features, the magnitude of which is sufficient to alter the overall landscape character of a particular area.

- 2.3.4 The types of effect is also considered and may be direct or indirect, temporary or permanent (reversible) and positive, neutral or negative. Development may have a direct (physical) effect on the landscape as well as an indirect effect which would be perceived from the wider landscape outside the immediate site area and its associated landscape character.

### Sensitivity to change

- 2.3.5 In this instance, landscape sensitivity has been assessed in a separate report (**Technical note: Landscape Sensitivity and Capacity Assessment of land at Drakes Lane Little Waltham**, Wood document ref: L40692), and those judgements have been used to inform this LVA.

### Magnitude of landscape change

- 2.3.6 The magnitude of landscape change or degree of change resulting from the proposed development is described as high, medium, low or negligible, in accordance with GLVIA3 (LI & IEMA, 2013) paragraph 3.27 use of 'word scales'. In those instances where, due to mitigation, there would be no magnitude of landscape change, then this justification is also recorded in the landscape assessment. The magnitude of landscape change is described by reference to its size and scale, geographical extent and duration/reversibility in accordance with GLVIA3 (LI & IEMA, 2013), paragraph 5.48-52 that can be summarised as follows.

- Size or Scale:

- ▶ The size or scale of landscape change is described via a simple word scale to describe the extent or proportion of loss or addition of landscape elements, the degree to which the perceptual characteristics of the landscape may be altered and whether the effect changes the key characteristics, critical to its distinctive character overall.
- Geographical Extent:
  - ▶ The geographical extent of the effect is distinct from the size and scale of effect. There may for example be a medium loss of landscape elements affecting a large geographical area, or a high level addition of a proposed development affecting a very localised area, both resulting in a high magnitude of landscape change. The geographical extent is described at a site level within the development site boundary, within the immediate setting of the site, at the scale of the landscape character type or area assessed or on a larger scale, affecting several landscape character types or areas.
- Duration and reversibility:
  - ▶ In accordance with GLVIA3 (LI & IEMA, 2013) this is a separate, but linked consideration and the duration of an effect may be described as temporary (short term 0-5 years, medium term 5-10 years or long term 10-20 years) or permanent. The proposed development may also be considered in terms of whether the effects are reversible.

2.3.7

Examples and further guidance on the evaluation of the magnitude of landscape change are described in **Table 2.2**.

Table 2.2 Magnitude of landscape change

Magnitude of landscape change	Key determining criteria
<b>High</b>	<p>Size and/or scale: Large scale or total change that may include the loss of key landscape elements/characteristics or the addition of new uncharacteristic features or elements that would alter the perceptual characteristics of the landscape. The size or scale of landscape change could create new (possible dominant) landscape characteristics and may change the overall distinctive landscape quality and character or a particular area.</p> <p>Geographical extent: Typically, but not always affecting a larger geographical extent or possibly creating a new area of landscape character.</p> <p>Duration and reversibility of effects: effects of the introduction of new landscape features would be long-term i.e. will last for over approximately 15 years or will be permanent. Loss of landscape features that are irreplaceable or can only be replaced in the long-term.</p>
<b>Medium</b>	<p>Size and/or scale: A medium scale change that may include the loss of some key landscape characteristics or elements, or the addition of some new uncharacteristic features or elements that could alter the perceptual characteristics of the landscape. The size or scale of landscape change could create new landscape characteristics and may lead to a partial change in landscape character.</p> <p>Geographical extent: Typically, but not always affecting a more localised geographical extent.</p> <p>Duration and reversibility of effects: effects of the introduction of new landscape features would be medium-term i.e. will last for between approximately 5 and 15 years. Loss of landscape elements that can be fully replaced within the same time period.</p>
<b>Low</b>	<p>Size and/or scale: A small scale change that may include the loss of some landscape characteristics or elements of limited characterising influence, or the addition of some new features or elements of limited characterising influence. They may be a small partial change in landscape character.</p> <p>Geographical extent: Typically, but not always affecting a localised geographical extent.</p>

Duration and reversibility of effects: effects of the introduction of new landscape features would be short-term i.e. will last for between approximately 1 and 5 years. Loss of landscape elements that can be fully replaced within the same time period.

#### Negligible

Size and/or scale: A very small scale change that may include the loss or addition of some landscape elements of limited characterising influence. The landscape characteristics and character would be unaffected.

Geographical extent: Typically affected the development site or area immediately alongside it.

Duration and reversibility of effects: effects of the introduction of new landscape elements would last for less than a year (approximately). Any loss of landscape elements can be fully replaced immediately.

## Visual assessment

- 2.3.8 Visual effects are concerned wholly with the effect of the proposed development on people's views and their visual amenity. Visual effects are identified for different receptors (people) who will experience a view at their place of residence, within their community, during recreational activities, at work, or when travelling through an area. The visual receptors that have been included in this visual assessment have been identified through an initial desktop baseline study supplemented by fieldwork undertaken in October 2018.
- 2.3.9 The level of visual effect is determined through consideration of the '*sensitivity*' of each identified individual or group of visual receptors and the '*magnitude of change*' that would be brought about by the proposed development. Visual assessment unavoidably involves a combination of both quantitative and subjective assessment and wherever possible a consensus of professional opinion is sought through internal peer review.
- 2.3.10 For each identified visual receptor or group of visual receptors, the visual baseline will determine their visual sensitivity. This takes account of the susceptibility of the receptor to visual change and the value of the baseline view available to them. The sensitivity of visual receptors is described as high, medium or low. The main factors influencing the susceptibility of a visual receptor to change are the occupation or activity of the receptor (people) at a location and the extent to which their attention or interest may therefore be focused on the available view.
- 2.3.11 The visual receptors most susceptible to change are likely to include:
- People at their place of residence; people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape or particular views; and people in their community where views contribute to their experience (e.g. users of public open spaces).
- 2.3.12 Visual receptors likely to be less susceptible to change include:
- People engaged in outdoor recreation that does not depend upon appreciation of views; people at their place of work where views are not an important contributor to the quality of working life; and people in vehicles travelling on roads where it is reasonable to assume that enjoyment of the transient views makes little or no contribution to the purpose of their journey.
- 2.3.13 For each identified visual receptor or group of visual receptors, the magnitude of visual change sustained due to the presence of the proposed development will be assessed as high, medium, low, or negligible. This approach is in accordance with the guidance on the use of 'word scales' provided in GLVIA3. For any visual receptors where the proposed development would not be visible, due to screening, or else will not represent any visual change in comparison with the likely

future visual baseline, then this is recorded as 'No Change' under the magnitude of change and the resulting level of visual effect identified as 'None' and a rationale will be provided.

2.3.14

In accordance with GLVIA3 the magnitude of visual change for each identified group or individual visual receptor will be described by reference to the size and scale, geographical extent and duration/reversibility of the proposed storage activities.

- Size and scale includes consideration of factors such as scale of changes due to loss and/or addition of new features in a receptor's view and the extent of the view affected; the degree of contrast or integration arising from the changes; the speed at which the proposed development may be viewed by transient visual receptors i.e. continuously, intermittently or glimpsed; the amount of screening available and any seasonal variations; and whether components of the proposed activities will be viewed against the skyline or against a background landscape.
- Geographical extent includes consideration of factors such as separation distance from the key visible activities; and the angle of view i.e. whether the site is located in the receptor's direct line of view or more obliquely. This is often dependent upon the alignment of road or footpath or a residential property where the visual receptor is located.
- Duration of view. GLVIA3 provides threshold definitions of short-term, medium-term, long-term and permanent visual effects. The visual effects that will be generated by the proposed development are considered to be permanent for the purposes of this assessment.

2.3.15

Further guidance on the evaluation of the magnitude of visual change is provided in **Table 2.3**.

**Table 2.3**      **Magnitude of visual change**

<b>Magnitude of Visual Change</b>	<b>Key determining criteria</b>
<b>High</b>	A large and prominent change to the view, appearing in the fore to middle ground and involving the loss/addition of a number of features, which is likely to have a strong degree of contrast and benefits from little or no screening. The view is likely to be experienced at static or low speed and is more likely to be continuously/sequentially visible from a route.
<b>Medium</b>	A moderate and prominent/noticeable change to the view, appearing in the middle ground and involving the loss/addition of features and a degree of contrast with the existing view. There may be some partial screening. The view is likely to be experienced at static or low to medium speed and is more likely to be intermittently or partially visible from a route.
<b>Low</b>	A noticeable or small change, affecting a limited part of the view that may be obliquely viewed or partly screened and/or appearing in the background of the view. This category may include rapidly changing views experienced from fast-moving road vehicles or trains.
<b>Negligible</b>	A small or negligible change to the view that may be obliquely viewed and mostly screened and/or appearing in the distant background or viewed at high speed over short periods and capable of being missed by the casual observer.

## Evaluation methodology

2.3.16

The level of effect will be determined referencing receptor sensitivity and the magnitude of change experienced. For each receptor included in the LVA the evaluation process will be informed by use of a matrix as shown in **Table 2.4**.

Table 2.4 Level of effect

Sensitivity	Magnitude of change			
	High	Medium	Low	Negligible
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible

## 3. Landscape and visual baseline

### 3.1 Site description

- 3.1.1 The site is a small rectilinear field, covering approximately (~) 0.6ha, located to the south-west of the junction of Drakes Lane and Boreham Road, in Little Waltham, Essex. The field is covered by natural regeneration of vegetation from grass to scrub. Northern and eastern field boundaries are marked by post-and-wire fences, which are located within overgrown hedges. Occasional gaps are present in the boundary hedges, as well as occasional mature trees. A disused field gate is located along Drakes Lane. The site itself is not publicly accessible, but views into the site available from Drakes Lane confirm that the land cover is generally long grass and ruderal vegetation. The site does not appear to be in active use for any purpose.
- 3.1.2 The site slopes gently from ~53m AOD in the north-eastern corner to ~51m AOD in the south-western corner.
- 3.1.3 The nearest development is the Drakes Lane Industrial Estate, located ~93m to the west of the site. The nearest residential properties are Ashlea, located ~220m north of the site along Boreham Road, and Russell Green House, located ~290m south-east of the site, also along Boreham Road.
- 3.1.4 A Public Right of Way (PRoW) (footpath reference PRoW 213) runs from Boreham Road to Cranham Road, between waterbodies to the south of the site. At its nearest point, the footpath is ~85m south of the site, and is lined with overgrown hedgerows to the north. This is the only PRoW within the study area.

### Boundaries

- 3.1.5 As noted above, the northern site boundary follows Drakes Lane, and is lined by over-mature hedges, with some emergent mature trees and occasional gaps in vegetation.
- 3.1.6 The eastern boundary of the site follows Boreham Road, and is also lined by mature trees and overgrown hedges.
- 3.1.7 The southern boundary of the site is formed by a belt of mature trees, dense bramble and overgrown hedge planting approximately 20m deep.
- 3.1.8 The western boundary of the site contains remnant hedges, but is generally open and contiguous with the adjacent field.



## 3.2 Landscape Context

- 3.2.1 As noted above, the site is generally surrounded by rural land uses, including arable fields, regenerating woodland, and disused gravel extraction. The Drakes Lane Industrial Estate to the west is an urban incursion on an otherwise rural setting.

### Study area landscape description

- 3.2.2 The study area is a rural landscape characterised by irregular shaped fields lined by dense hedges, which also line the network of local roads running east-west and north-south across the study area. Isolated residences are widely dispersed in the landscape, and are generally surrounded by mature hedges and trees.
- 3.2.3 To the north of Drakes Lane, irregular, medium-sized fields are in arable production, and surrounded by dense hedgerows. Between Drakes Lane and Cranham Road to the south, the landscape is characterised by the industrial estate and historic gravel extraction activities, including several waterbodies, and areas of natural regeneration. To the north-east of Boreham Road regenerating woodland is encroaching on fields of pasture. To the south-east of Boreham Road arable production and larger scale fields extend to the east of Russell Green House.
- 3.2.4 Topography within the study area is generally between ~ 60m AOD in the north to ~ 50m AOD in the south, with gently undulating terrain across the study area, creating multiple low ridgelines. In combination with the blocks of woodland and dense hedgerows, long distance views are often limited.

### Landscape character

- 3.2.5 The site is located within the **Terling Farmland Plateau** (B17) Landscape Character Area (LCA) as described by the *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments* prepared by Chris Blandford Associates in September 2006.
- 3.2.6 The key characteristics of this LCA are described as follows:
- *"Rolling arable farmland;*
  - *Irregular pattern of medium to large scale fields;*
  - *Scattered settlement pattern, with frequent small hamlets, typically greens and ponds;*
  - *Network of narrow winding lanes; and*
  - *Mostly tranquil away from the A12 and A131."*
- 3.2.7 Also noted in the Overall Character section, and considered of relevance to this appraisal, is the description of the tree cover in the area: *"... many pockets of predominantly deciduous woodland with occasional mixed woodland. Some of these pockets form the remnants of ancient woodland. [...] In long views these scattered small woods and copses, and hedgerow trees coalesce to create the illusion of a wooded horizon. The farmland is crossed by a comprehensive network of winding narrow lanes that are often bound by tall hedgerows and trees or where they are sunk below the surrounding fields by ditches and banks."*
- 3.2.8 This description is considered consistent with the study area as observed in the field, however locally to the site the landscape character has been somewhat altered by historic gravel extraction activities to the south of the site.

- 3.2.9 Recommendations set out in the LCA description for the landscape planning of this LCA are as follows:
- *Ensure that new building is in keeping with landscape character.*
  - *Conserve and enhance the landscape setting of settlements.*
  - *Ensure any new development within the farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.*
- 3.2.10 Landscape management guidelines are largely similar to the planning guidelines set out above, with an emphasis on conserving and enhancing hedgerow and woodland landscape features.
- 3.2.11 A small section of the study area to the south of Cranham Road falls within the LCA **Boreham Farmland Plateau (B21)**, however this LCA is not being carried forward in the assessment due to the lack of intervisibility between this area and the site, as observed during field survey.

### 3.3 Visual context

- 3.3.1 Views to the site were found to be restricted to the roads immediately to the north and east of the site boundaries, with no long distance views to the site available, due to a combination of slightly undulating landform and vegetative cover from hedgerows, mature trees and woodland.
- 3.3.2 Visual receptors identified as relevant to this appraisal are limited to:
- The nearest residences are widely dispersed, detached properties, including:
    - ▶ Ashlea ~220m north of the site;
    - ▶ Bird's Farm ~340m east-northeast; and
    - ▶ Russell Green House ~290m south-east of the site.
  - Recreational users of footpath reference PRoW 213.
  - Users of local roads, limited to:
    - ▶ Drake's Lane immediately to the north of the site;
    - ▶ Boreham Road immediately to the east;
    - ▶ Birds Farm Lane located ~150m south-east; and
    - ▶ Cranham Road ~310m to the south.

## 4. Assessment of effects

### 4.1 Landscape appraisal

#### Landscape sensitivity

In the **Technical note: Landscape Sensitivity and Capacity Assessment of land at Drakes Lane Little Waltham** (Wood document ref: L40692), report, the landscape of the site has been evaluated as follows:

- Landscape value: Low-Moderate

- Overall landscape sensitivity: Moderate

4.1.1 In this assessment, the landscape value and landscape sensitivity will be considered Medium, to reflect the above judgements and to harmonise with the methodology set out in Section 2.

### Landscape elements within the site

4.1.2 The only landscape elements of note within the site are the boundary hedges and trees, which are considered to be landscape receptors of medium sensitivity. This conclusion has been derived from the fact that they are commonly occurring features in the landscape, in moderate condition but would require at least a moderate amount of time to fulfil a similar role to that which exists as part of the baseline.

4.1.3 These landscape elements would be slightly altered by removal of a small section of hedge at the site entrance, some clearance of vegetation within the site, and reinforcement planting along Drakes Lane and Boreham Road. A substantial new hedgerow would be planted along the western boundary, to protect the Great Crested Newt Mitigation Area. The magnitude of change to landscape features on site is considered to be low. The level of effect sustained is considered to be **Minor**, and arguably beneficial in nature due to the increase in planting overall.

### Landscape character of the study area

4.1.4 In the **Technical note: Landscape Sensitivity and Capacity Assessment of land at Drakes Lane Little Waltham** (Wood document ref: L40692), the landscape's sensitivity to development is given a rating of Moderate (equivalent to medium in this methodology) and is described as follows:

*"The site is not typical of the wider LCA, being restored from historic quarrying operations. As such, development would not intrude upon the character of the LCA per se, although the typical Terling Farmland Plateau landscape does begin immediately to the north of Drakes Lane. Vegetation creates a moderate degree of enclosure which would largely screen development to the south and east; development would be clearly visible from Drakes Lane."* (pg. 8)

4.1.5 The report goes on to summarise the landscape sensitivity and capacity as:

*"Land at Drakes Lane is judged to be of moderate overall landscape sensitivity and low to moderate landscape value with a medium to high landscape capacity to accommodate low rise residential and employment development."* (pg. 10)

4.1.6 As previously described, the site is hosted by the LCA Terling Farmland Plateau (B17), which is characterised by irregular field patterns, hedges and woodlands, and a network of winding lanes. The proposed development would not substantially interrupt any of these features present in the surrounding landscape, and has been sensitively planned to maintain and enhance boundary hedgerows.

4.1.7 Field observations have confirmed that the proposed development is of a scale which would not be readily visible in the wider landscape. Although the proposed development will bring a slight increase in activity to the immediate surroundings, this is not out of keeping in an area with industrial activities to the west (Drakes Lane Industrial Estate) and south (gravel extraction), as well as farm machinery movements in arable fields to the north. As such, the magnitude of change upon the host LCA is considered to be negligible, giving rise to a **Negligible** level of effect.

## 4.2 Visual appraisal

Local residents within the study area are considered to be highly sensitive visual receptors as their views are fixed and may influence their enjoyment of their property. The nearest residences are widely dispersed, detached properties, which include:

- Ashlea located ~220m north of the site. This property is a detached dwelling, with principal views facing north-east and south-west. The property is surrounded by dense mature hedges and tree cover, with a belt of trees to the south of the property which is ~ 20m deep. It is unlikely that there will be any discernible views to the site or proposed development from this property, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.
- Birds Farm located ~340m east-northeast of the site in an isolated position on the southern side of Birds Farm Lane. This property is a detached two-storey farmhouse, surrounded by small outbuildings, with principal views facing north-east and south-west. The property has occasional mature trees surrounding an open garden, and mature trees line Birds Farm Lane. Due to multiple layers of vegetative screening, it is unlikely that there will be more than minor, heavily filtered views to the site or proposed development available from the upper storey windows of this property, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.
- Russell Green House located ~290m south-east of the site in an isolated position on the eastern side of Boreham Road. This property is a detached two-storey farmhouse, surrounded by small outbuildings, with principal views facing north and south. The property is surrounded by a high hedge along Boreham Road, and has a block of woodland ~45m deep to the north of its curtilage. Due to multiple layers of vegetative screening, it is unlikely that there will be more than minor, heavily filtered views to the site or proposed development available from the upper storey windows of this property, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.;

4.2.1 The only recreational receptors within the study area are users of PRow footpath 213. Users of this footpath are considered to be highly sensitive visual receptors, as they may be enjoying views of the landscape as part of their recreation.

- Recreational users of footpath PRow 213 enter the footpath from Boreham Road, where the footpath follows the southern side of a mature hedgerow. The footpath is illustrated in **Viewpoint 3**, taken from the footpath PRow 213, at its nearest point ~90m to the south of the site. The footpath follows the overgrown hedgerow with emergent mature trees to its north. A field of rough pasture or scrub is found to the north and the vegetation on its northern and southern boundaries forms a double layer of screening between the footpath and the site. Even in winter, it is unlikely that there will be more than minor, heavily filtered views to the site or proposed development available from the footpath, hence the magnitude of change is considered to be negligible, giving rise to a **Minor** level of effect.;

4.2.2 Users of local roads are considered to be visual receptors of medium sensitivity, as they may benefit from their surroundings even if the purpose of their journey is unrelated to landscape appreciation.

- Drake's Lane is located immediately to the north of the site, and is illustrated in **Viewpoint 1**. This viewpoint photograph is taken from a point adjacent to the Drakes Lane Industrial Estate's eastern boundary, looking eastwards along Drakes Lane. High hedges with occasional mature trees line both sides of the road. The entrance to the proposed development would be located along the southern side of the road, and would be visible as a minor change to the existing views experienced by road users on Drakes Lane, as a section of hedgerow would be removed

and trimmed back. Glimpses of the built form within the site would be visible as road users pass the site entrance, but these are likely to be minor views experienced at speed. The magnitude of change to views experienced by road users is considered to be low. The level of effect sustained as a result of the proposed development is considered to be **Minor**.

- Boreham Road located immediately to the east is illustrated in **Viewpoint 2**. This viewpoint photograph is taken from the junction of Drakes Lane and Boreham Road, looking south-west into the site. Views to the site are heavily filtered by hedgerow vegetation. As part of the proposed development, the site boundary hedge in this location is due to be enhanced with new planting. Presuming this is successful, views would gradually become more filtered by vegetation than is currently the case. In winter months, filtered views to the site may be slightly clearer, as deciduous species are not in leaf. Overall, the effect of the proposed development on existing views would include the introduction of built form, which would be perceptible through boundary hedges, but would be a minor element in views experienced at speed by road users. The magnitude of change to views experienced by road users is considered to be low. The level of effect sustained as a result of the proposed development is considered to be **Minor**.
- Birds Farm Lane is located ~150m south-east of the site at its nearest point, and benefits from substantial mature trees and hedges along much of its length. Where views to the north-west are possible through gaps in the hedges along the lane, dense vegetation in regenerating woodland along Boreham Road is likely to screen any views to the site or proposed development. It is considered likely that there will be **No Change** to views experienced by road users on Birds Farm Lane.
- Cranham Road is located ~ 310m to the south, and is considered unlikely to have any views to the site or proposed development due to multiple layers of vegetative screening, giving rise to **No Change** to views experienced by road users.

### Supplementary Contextual Views

- 4.2.3 In addition to the three viewpoints described above, Viewpoints 4 and 5, taken from Boreham Road to the north and south of the Drakes Lane junction respectively, have been included to illustrate the high degree of vegetative screening of views in the direction of the site.

## 5. Summary

- 5.1.1 Due to the small scale of the proposed built form, it is considered likely that there will be no more than **Minor** effects upon landscape elements within the site, and **Negligible** effects upon the landscape character within the study area.
- 5.1.2 As described above, the visual envelope of the proposed development is limited to visual receptors along its northern and eastern boundaries, and effects upon these receptors are considered to be **Minor** in all instances.
- 5.1.3 The proposed development would give rise to an increase in built form across the site, which would be partially visible from Drakes Lane and Boreham Road, but these views are likely to be screened or heavily filtered by vegetation. The site entrance and glimpses of activity within the site may be discernible in views from Drakes Lane, but this activity is unlikely to be out of keeping in an area already hosting a small amount of industrial and agricultural activity in the landscape.
- 5.1.4 In addition, the proposed development would be enhanced by new boundary hedges to the west, and in-filling of hedges along the northern and eastern boundaries to reinforce to local landscape character and degree of vegetative screening surrounding the site.

Issued by

Christienne Murray CMLI

Approved by

Kate Ward CMLI

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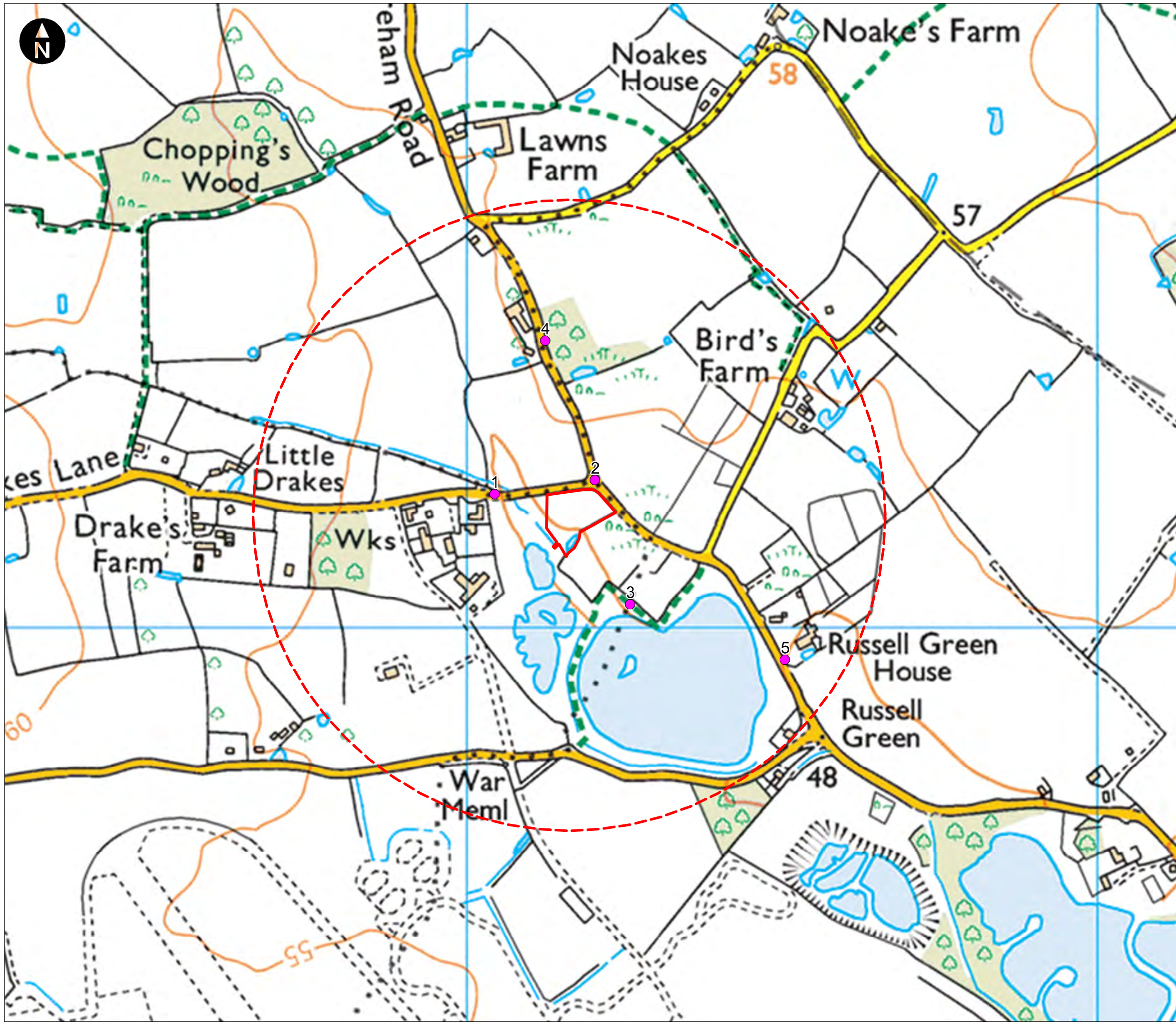
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Key

- Site Boundary
- Viewpoint Locations

0m 30m

Scale 1:5000 @ A3

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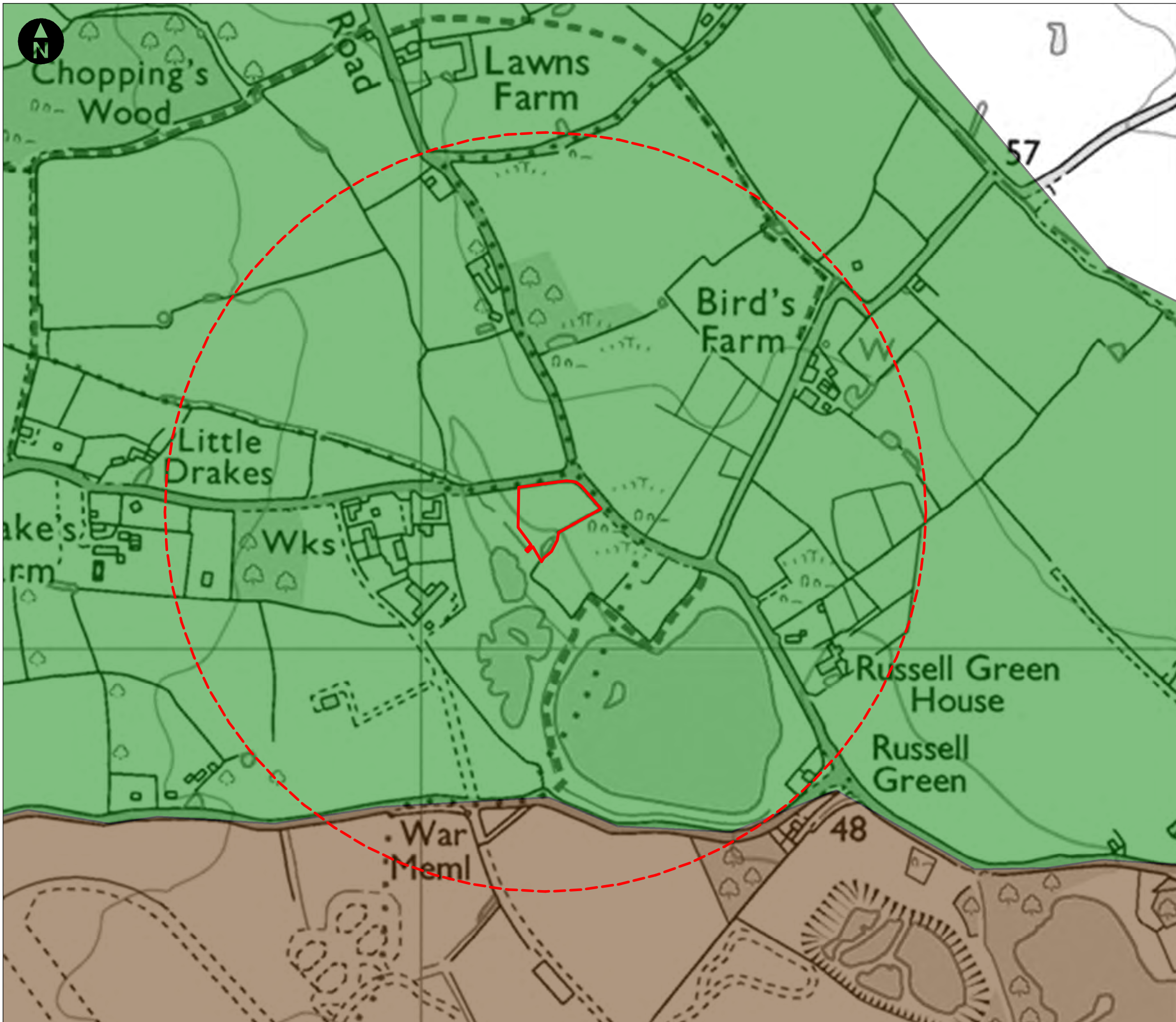
Chelmsford City Council  
Gypsy & Traveller Site  
Drakes Lane, Little Waltham  
Landscape and visual appraisal

Figure 1  
Site Location Plan

October 2018

wood.





Key

- Site Boundary
- 500m Study Area

Landscape Character Areas

- B17 Terling Farmland Plateau
- B21 Boreham Farmland Plateau

0 m 30m

Scale 1:5000 @ A3

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Gypsy & Traveller Site  
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Landscape and Visual Appraisal

Figure 2  
Landscape Character

October 2018



wood.



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Viewpoint 1



Viewpoint 2



Viewpoint 3



Photograph Parameters Viewpoint 1:

Horizontal field of view:	28° (planar projection)	Camera:	Panasonic DMC-GX80
Principal distance:	300mm	Lens:	35mm
Paper size:	420mm x 297mm (A3)	Camera height:	1.6m AGL
Correct printed image size:	145 x 109mm	Date and time:	04/10/2018 7:48

Photograph Parameters Viewpoint 2:

Horizontal field of view:	28° (planar projection)	Camera:	Panasonic DMC-GX80
Principal distance:	300mm	Lens:	35mm
Paper size:	420mm x 297mm (A3)	Camera height:	1.6m AGL
Correct printed image size:	145 x 109mm	Date and time:	04/10/2018 7:55

Photograph Parameters Viewpoint 3:

Horizontal field of view:	28° (planar projection)	Camera:	Panasonic DMC-GX80
Principal distance:	300mm	Lens:	35mm
Paper size:	420mm x 297mm (A3)	Camera height:	1.6m AGL
Correct printed image size:	145 x 109mm	Date and time:	04/10/2018 8:06

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Gypsy & Traveller Site  
Drakes Lane, Little Waltham  
Landscape and visual appraisal

Figure 3  
Viewpoint Photographs 1-3

October 2018



wood.

Note: Correct Viewing Distance: 30cm when printed at A3.



Viewpoint 4



Viewpoint 5



Chelmsford City Council  
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Drakes Lane, Little Waltham  
Landscape and visual appraisal

**Figure 4**  
**Supplementary Contextual Views**

October 2018



**wood.**

## Technical note:

# Landscape Sensitivity and Capacity Assessment of land at Drakes Lane, Little Waltham (Application: 18/01476/FUL)

## 1. Purpose of the Technical Note

This Technical Note sets out an assessment of the landscape sensitivity and capacity of land at Drakes Lane, Little Waltham which is the subject of an application for development (18/01476/FUL) which comprises:

- residential accommodation for nine fully-serviced Gypsy and Traveller pitches
- a site manager's office
- visitor parking
- a children's play area
- a Great Crested Newt Mitigation Area, separated from the accommodation site by a new hedge.

Figure 1.1 Site Location





## 2. Background

### 2.1 Local landscape character context

The site is located to the east of hamlet of Little Waltham, Chelmsford, at the junction of Drakes Lane and Boreham Road. The site lies within the southern edge of the Terling Farmland Plateau Landscape Character Area (B17)) as described by the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments prepared by Chris Blandford Associates in September 2006 (Chelmsford LCA). Figure 2.1 illustrates the landscape and visual context of the Study Site.

#### Terling Farmland Plateau Landscape Character Area (B17)

Key characteristics of the LCA which are of relevance to the study site are:

- Rolling arable farmland.
- Irregular pattern of medium to large scale arable fields.
- Scattered settlement pattern, with frequent small hamlets, typically with greens and ponds.
- Network of narrow winding lanes.
- Mostly tranquil away from the A12 and A131.

The Chelmsford LCA describes a farmland plateau landscape that extends across rolling hills and valleys. There are often ponds and depressions in the middle of large fields that tend to be surrounded by trees. It notes the presence of thick but intermittent hedgerows with frequent hedgerow trees and many pockets (small woods and copses) of predominantly deciduous woodland (with occasional mixed woodland). These are described as coalescing in long views to create the illusion of a wooded horizon. It also notes a variation between open and panoramic views depending on locality and the density of tree cover. The settlement pattern is dispersed and characterised by small isolated hamlets and farmsteads that are occasionally moated and often dispersed along lanes. The Chelmsford LCA describes the following planning and land management issues of relevance to the Study Site:

- Potential for erection of new farm buildings and residential dwellings on the edge of settlements, which would be conspicuous on the skyline.
- Potential further decline in condition of field boundaries through agricultural intensification.

The Chelmsford LCA does not separately cite any sensitivities to change.

The Chelmsford LCA Landscape Strategy Guidelines sets out to conserve and enhance the landscape in the Landscape Character Area B17 through seeking to:

- Protect and enhance positive features that are essential in contributing to local distinctiveness and sense of place through effective planning and positive land management measures; and
- Improve the integrity of the landscape and reinforce its character by introducing new/and or enhanced elements where distinctive features or characteristics are absent.

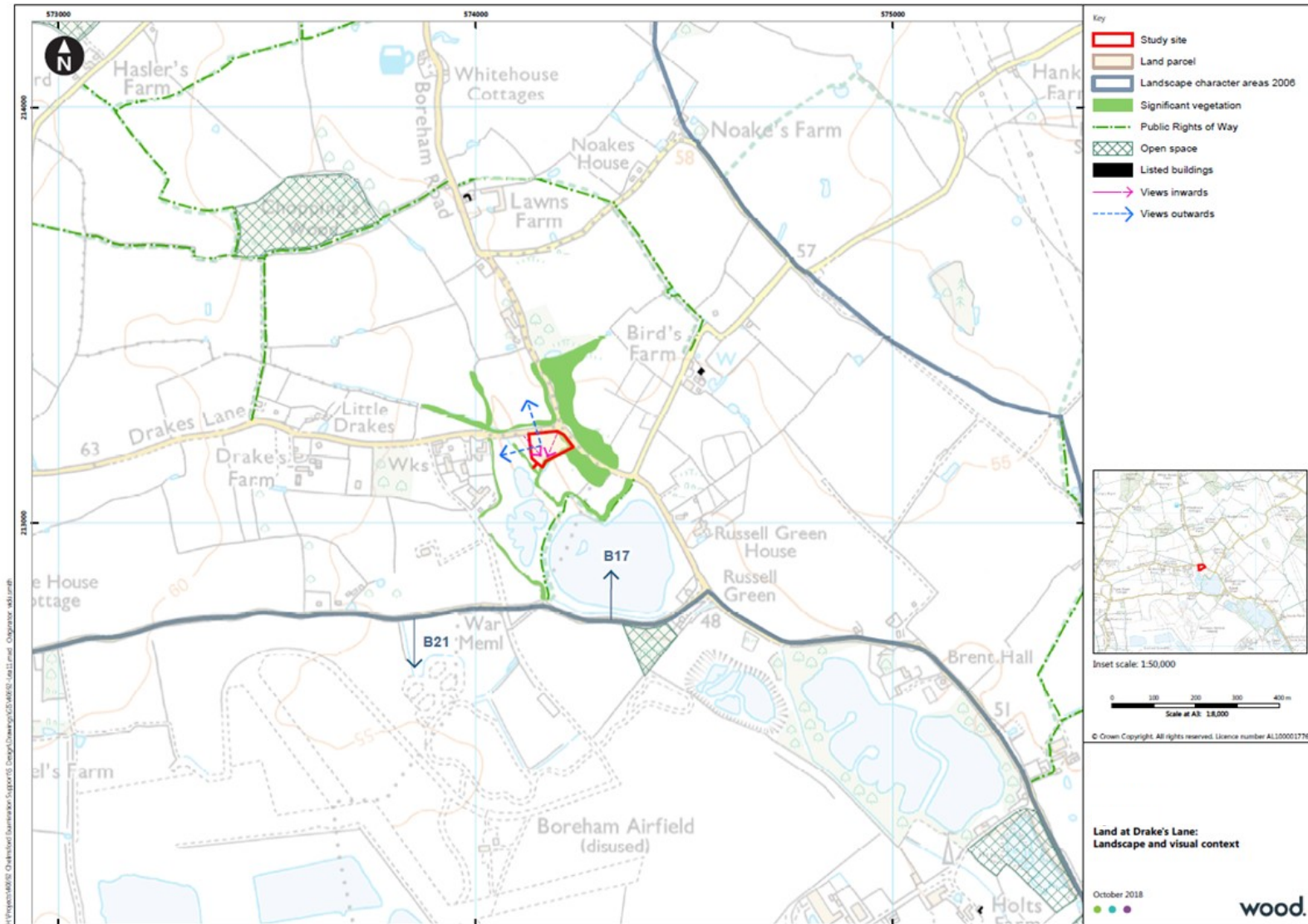
Suggested Planning Guidelines of the Chelmsford LCA of relevance include:

- Ensure that new build is in keeping with character.
- Conserve and enhance the landscape setting of settlements.
- Ensure any new development within farmland is small-scale, responding to historic settlement pattern, landscape setting and locally distinctive building styles.

Suggested Land Management Guidelines of relevance include:

- Conserve and enhance existing hedgerow network and strengthen through planting appropriate to local landscape character.
- Conserve and manage areas of semi-natural woodland as important historical, landscape and nature conservation features.
- Conserve and promote the use of building materials, which are in keeping with local vernacular/landscape character.

Figure 2.1 Land at Drakes Lane Landscape and Visual Context



### Looking eastwards along Drakes Lane from the Drakes Lane Industrial Estate



### Entrance to the Drakes Lane Industrial Estate





**Looking southwards across the site from Drakes Lane****Looking towards the site from the junction of Boreham Road and Drakes Lane**



**Looking northwards along Boreham Road (Drakes Lane site to the left)**



**Looking northwards towards the site from the PRow to the south**



## 2.2 Assessment of Landscape Sensitivity and Capacity

### Local Landscape Character Description

The site is not typical of the wider Terling Farmland Plateau, being peripheral land to historic quarrying operations immediately to the south. As such the land is down to rough grassland with encroaching scrub and does not appear to be in active use or managed.

### Visual Context and Characteristics

The topography of the site gently rises to the junction of Drakes Lane and Boreham Road but is otherwise level. Gappy, overgrown hedgerows form the northern and eastern boundaries along Drakes Lane and Boreham Road respectively. To the south-east, the site is bounded by a more substantial hedge, whilst to the west there is a remnant hedgeline. Substantial waterbodies associated with historic sand and gravel extraction are located immediately to the south and south-west of the site. Drakes Lane Industrial Estate is located approximately 100m to the west of the site. Otherwise built development is limited to scattered dwellings in the wider vicinity off Drakes Lane and Boreham Road.

Glimpsed short and medium-distance views are available across the site, particularly from Drakes Lane. Due to intervening vegetation, the site is not visible from the footpath to the south of the site which runs between Boreham Road and Cranham Road.

### Landscape Sensitivity to Development

The site is not typical of the wider LCA, being restored from historic quarrying operations. As such, development would not intrude upon the character of the LCA *per se*, although the typical Terling Farmland Plateau landscape does begin immediately to the north of Drakes Lane. Vegetation creates a moderate degree of enclosure which would largely screen development to the south and east; nevertheless, development would be clearly visible from Drakes Lane, particularly in winter through the insubstantial boundary hedgerow.

### Visual Sensitivity to Development

Overall visual sensitivity is judged to be moderate, reflecting the location and orientation of the site, and visual receptors being users of Drakes Lane and Boreham Road. However, development could be mitigated without damaging the intrinsic character of the landscape in this location which is fully represented to the north of Drakes Lane and east of Boreham Road.

### Landscape Value

Landscape value is judged to be low, being of ordinary aesthetic appeal and part of a wider damaged landscape which would benefit from restoration. Nevertheless, given the site's rural location, it retains a degree of tranquillity.

Table 2.1 Overall Sensitivity and Value Summary Table

Landscape Character Sensitivity	
1 Representativeness of character	Low – untypical of the wider Terling Farmland Plateau landscape to the north of Drakes Lane, being part of a disrupted landscape through past quarrying activity.
2 Condition of elements and features	Low to Moderate – unmanaged, natural succession, with some mature trees within the hedge boundaries.
3 Nature and complexity of landform	Low – simple, largely at grade, allowing for short and medium distance views across the site from Drakes Lane.
4 Scale and pattern of landscape	Low – of disrupted scale and pattern reflecting previous quarrying operations.
5 Historic features and sense of time-depth	Moderate – historic field pattern of the site and adjoining land to the south-east persists, but more widely to the south of Drakes Lane, they have been erased through quarrying activity.
6 Presence of natural elements	Moderate – part of a disrupted landscape which is recovering through natural succession.
7 Type of existing development	High to moderate – Drakes Lane Industrial Estate immediately to the west forms the dominant development in the locality, with scattered dwellings/farmsteads more widely.
8 Relationship to settlement edge	High – no relationship with a settlement.
Visual Sensitivity	
1 Openness and inter-visibility	Moderate – partially screened by peripheral vegetation, particularly to the south and east.
2 Views available	Moderate – glimpsed short and medium distance views across the site from Drakes Lane and to a lesser extent Boreham Road.
3 Potential for mitigation	Moderate – strengthening of boundary vegetation to the north and west would help to screen development to a degree, although development would be introduced into a predominantly rural area, notwithstanding the presence of the Drakes Lane Industrial Estate immediately to the west.
Landscape Value	
1 Distinctiveness of character	Low – atypical of the wider LCA and undistinguished peripheral land to wider previous quarrying uses.
2 Quality and condition of elements and features	Low to Moderate – unmanaged, encroaching scrub.
3 Scenic value and aesthetic appeal	Low to Moderate – being peripheral land to a wider disrupted quarried landscape, and possessing a largely undeveloped, countryside character

4 Presence of cultural, historic or nature conservation associations	Low – none identified.
5 Recreational opportunities	Low – peripheral PRoW runs to the south between Boreham Road and Cranham Road with no visual connection with the land.
6 Levels of tranquillity	Moderate – being located within a largely rural area devoid of persistent traffic noise.

### Conclusions on Overall Landscape Sensitivity and Landscape Capacity

Land at Drakes Lane is judged to be of moderate overall landscape sensitivity and low to moderate landscape value with a medium to high landscape capacity to accommodate low rise residential and employment development. The assessment of landscape capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and wooded copses in keeping with the character of the landscape. Key characteristics / qualities to be safeguarded, recommendations for mitigation and guidelines are:

- Retain and strengthen existing boundary hedgerow network with new hedgerows and tree planting (hedgerow trees).
- Provide a positive northern and western edge (softened and well-integrated into the receiving landscape) to the site.

Table 2.2 Summary Table for Land at Drakes Lane

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
Land at Drakes Lane	M	M	M	L - M	M – H

Figure 2.1 Land at Drakes Lane Landscape Sensitivity

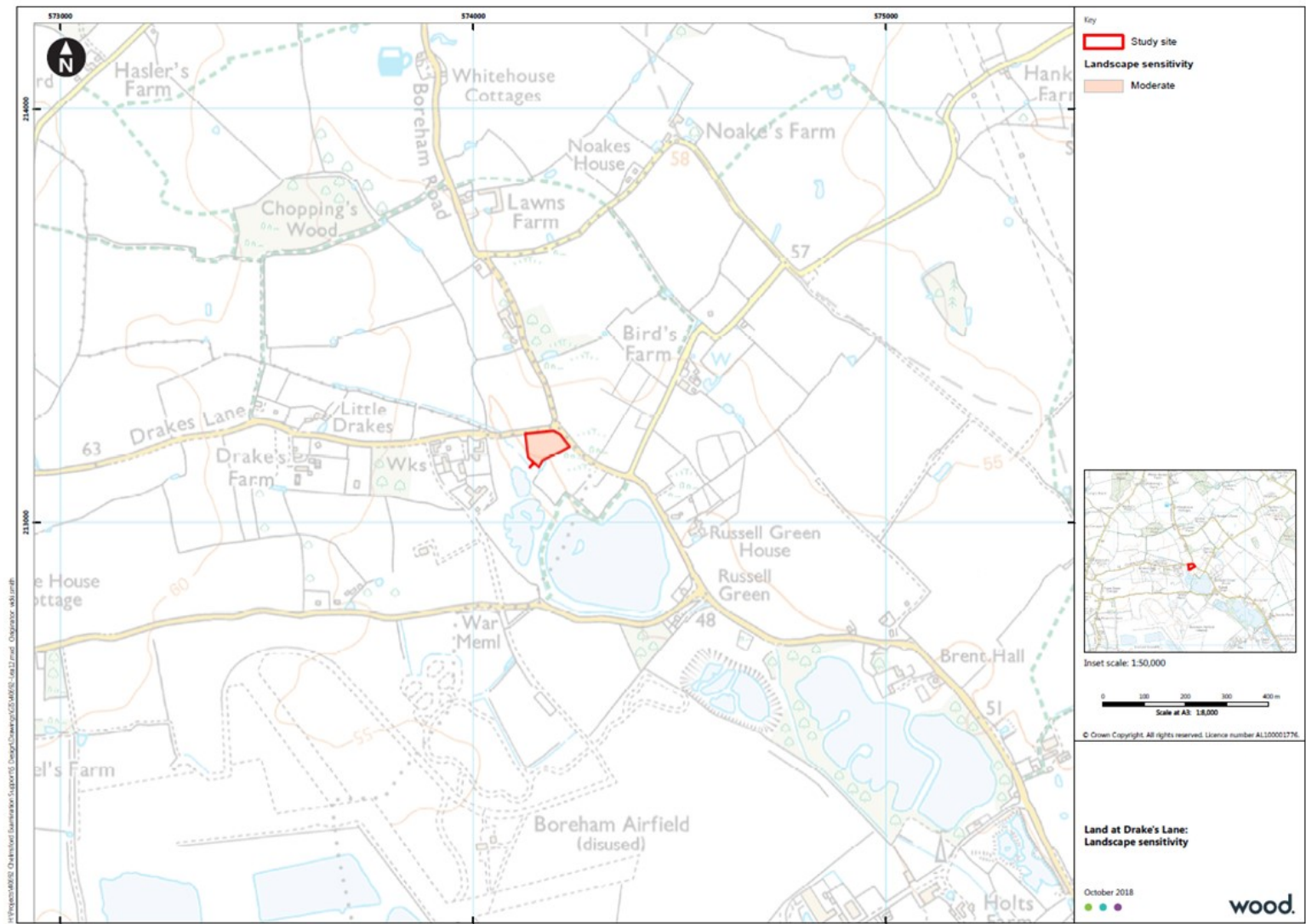
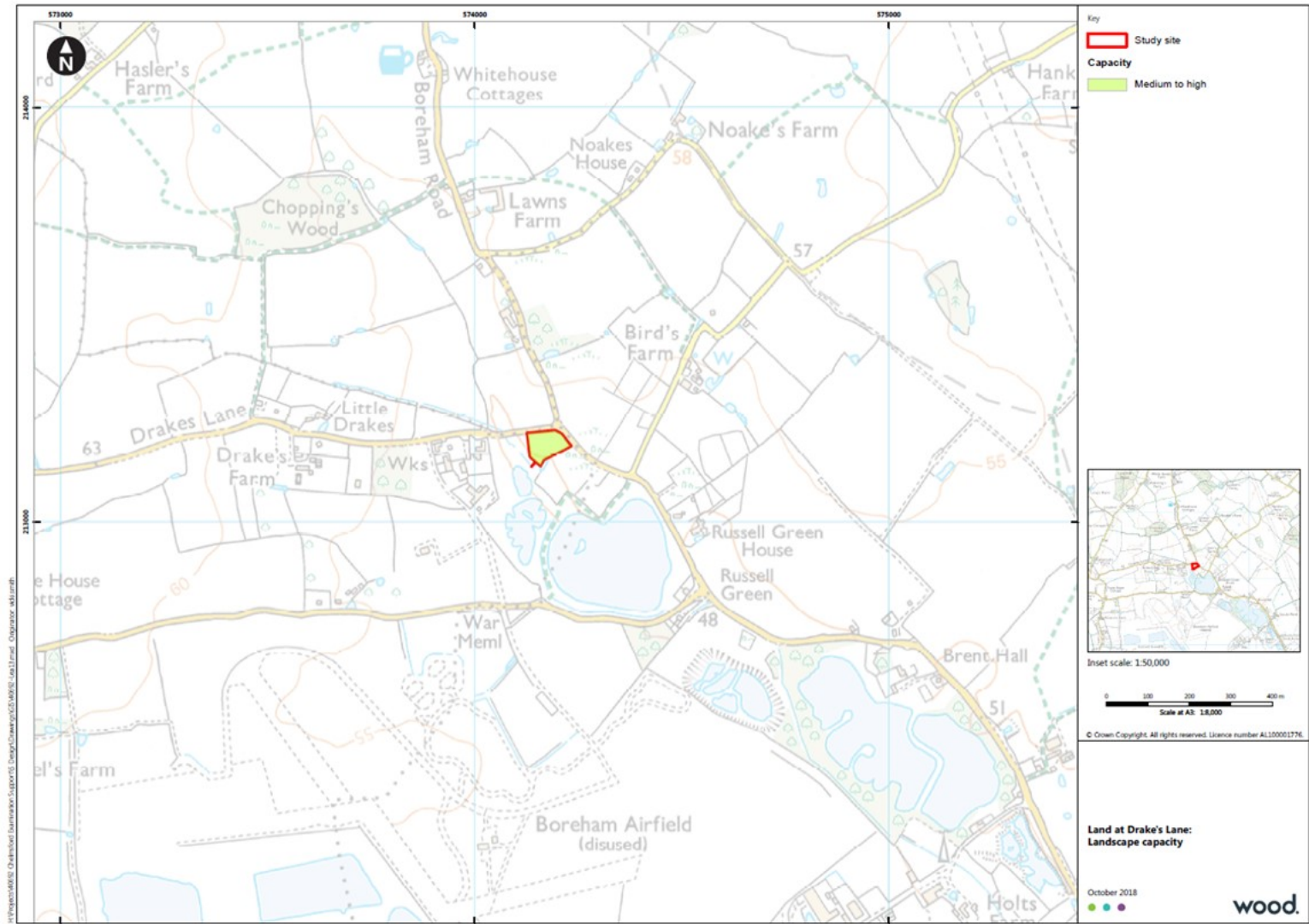




Figure 2.2 Land at Drakes Lane Overall Landscape Capacity



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## Appendix A Landscape Sensitivity and Capacity Methodology

### Overview of approach

This Study accords with current best practice guidance and methodology and follows the techniques and criteria set out in 'Topic Paper 6: Techniques for Judging Capacity and Sensitivity'<sup>1</sup> (The Countryside Agency and Scottish Natural Heritage joint Landscape Character Assessment (LCA) Study, 2002). The Study is also consistent with the impact assessment guidance and methodology set out within the 'Guidelines for Landscape and Visual Impact Assessment'<sup>2</sup> (Third Edition, 2013) (GLVIA3) and 'An Approach to Landscape Character Assessment'<sup>3</sup>. The methodology has also been developed to reflect the body of recent work and approaches undertaken to judge landscape sensitivity and capacity for similar types of development relating to settlement expansion within England.

### Defining Landscape Sensitivity and Landscape Capacity

In accordance with Topic Paper 6<sup>4</sup>, the assessment of overall sensitivity of a landscape to a particular type of change or development is based on the following relationship:

$$\text{Overall Landscape Sensitivity} = \text{Landscape Character Sensitivity} + \text{Visual Sensitivity}$$

The ability or capacity of the landscape to accommodate change or development (defined in terms of type and scale) is based on the following relationship:

$$\text{Landscape Capacity (to accommodate specific type and scale of change)} = \text{Overall Landscape Sensitivity} + \text{Landscape Value}$$

The terminology defining these relationships is formally defined as follows:

#### *Landscape Character Sensitivity*

The susceptibility and vulnerability of the landscape within each land parcel to residential and employment development as defined below. A judgement about how well development might fit within a landscape without altering (or harming) its essential character. It is based upon judgements about the robustness/ strength of the existing character. An assessment is made on the presence or absence of distinctive physical

<sup>1</sup> Countryside Agency and Scottish Natural Heritage. *Landscape Character Assessment Guidance for England and Scotland (2002) Topic Paper 6*.

<sup>2</sup> Landscape Institute and Institute of Environmental Management & Assessment. *Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013)*

<sup>3</sup> Natural England. *An Approach to Landscape Character Assessment* (October 2014)

<sup>4</sup> Countryside Agency and Scottish Natural Heritage's in: *Landscape Character Assessment Guidance for England and Scotland (2002) Topic Paper 6*. Figure 1(b), page 5.



elements/ characteristics and aesthetic factors, whether these could be replaced and whether these make a positive contribution to character and sense of place.

#### *Visual Sensitivity*

This includes judgements on the general visibility of the land parcel (based particularly on landform and tree/ woodland cover), the numbers and types of people likely to view the development (i.e. residents, travellers passing through and recreational users) and the likelihood that change could be mitigated without mitigation measures having an adverse effect on prevailing character.

Elements considered to be important in the assessment of visual sensitivity include:

- Views into the site and on approaches to settlements i.e. from roads, public footpath network and other viewpoints.
- Views from the settlement edge outwards across/ towards the site where these are strategically important and distinctive and an important part of settlement character;
- Potential for development to occupy skylines (ridgelines, hills and other high ground) or where settlement character avoids high ground.
- Potential for development to be within a visually conspicuous location e.g. open and flat ground or on open, high and rising landscape where it is not already a key positive landscape characteristic.

#### *Overall Landscape Sensitivity*

A combination of the sensitivity of the landscape resource (both its character as a whole and the individual elements contributing to character) and the visual sensitivity assessed in terms of factors such as views, visibility and the number and nature of people perceiving the landscape and the scope to mitigate visual impact.

#### *Landscape Value*

Aspects of landscape character with formal protection by designation or other protective policy, and other aspects of value, such as scenic quality/ interest, conservation interests and associations, landscape quality/ condition, recreation value and opportunity for quiet enjoyment (tranquillity).

#### *Landscape Capacity*

The capacity of a specific landscape to accommodate a particular type of change through judgement on the interaction between the sensitivity of the landscape, the type and amount of change, and the way that the landscape is valued.

## **Type and Scale of Development to be considered in the Study**

Assessment has been made in the context of the proposed development of a Gypsy and Traveller Site. It is assumed that built development would be well designed and appropriate for its context and vegetation would be of an appropriate scale and species composition.

## Study Stages

The Study was undertaken in a series of stages as identified below:

- Desk Study - policy review and review of OS mapping and other published desk-based data including the 2006 Landscape Character Assessment (LCA) for Chelmsford City Council.
- Fieldwork - to confirm and refine Land Parcels, to verify landscape character and condition, to define visual characteristics, to define the relationship between the Land Parcels and the nearby existing settlement, and to confirm key visual receptors.
- Assessment of sensitivity to the type and scale of development considered in this Study - using professional judgment to combine the findings and apply criteria relating to landscape character sensitivity and visual sensitivity in order to derive overall landscape sensitivity.
- Assessment of landscape capacity - applying professional judgement to the findings of the desk study and fieldwork to provide recommendations on ability of the Study Site and Land Parcels to accommodate development.
- Reporting.

Field work was undertaken in October 2018 by two consultants with extensive experience in landscape policy and landscape assessment work, one a Chartered Landscape Architect and one a Chartered Town Planner. Field notes and a photographic record were made. All work was undertaken from publicly accessible locations only.

### Criteria for Landscape Sensitivity Assessment

Appropriate criteria for this Study have been defined in accordance with that set out within Topic Paper 6 and body of recent work and approaches undertaken to judge landscape sensitivity and capacity for similar types of development relating to settlement expansion within England.

Criteria developed are considered to be appropriate to the evaluation of new built development on the edges of settlements or between settlements and as such are appropriate for use in this Study.

### Criteria for Landscape Character Sensitivity

Criteria for Landscape Character Sensitivity are set out within Table 1<sup>5</sup>.

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<sup>5</sup> Criteria are based on Tyldesley & Associates (2011) South Kesteven Landscape Sensitivity and Capacity Study (and similar studies)

Table 1 Criteria for Assessing Landscape Character Sensitivity

Level	Definition	Criteria
		<ol style="list-style-type: none"> <li>1. Representativeness of character</li> <li>2. Condition of elements and features</li> <li>3. Nature and complexity of landform</li> <li>4. Scale and pattern of landscape</li> <li>5. Historic features and sense of time-depth</li> <li>6. Presence of natural elements</li> <li>7. Type of existing development</li> <li>8. Relationship to settlement edge</li> </ol>
<b>HIGH LANDSCAPE SENSITIVITY</b>	Areas of landscape with particularly strong or distinctive characteristics that are sensitive to any or small changes as a result of new residential/employment development.	<ol style="list-style-type: none"> <li>1. Areas with a high presence of landscape elements /features that are representative of typical character and could not be replaced at the scale of the host LCA.</li> <li>2. Areas where the majority of landscape elements/features are in good to excellent condition.</li> <li>3. Areas with rolling and complex natural landforms.</li> <li>4. Small scale landscapes with complex patterns.</li> <li>5. Areas with a strong presence of historic landscape elements/features and a strong time-depth.</li> <li>6. Areas with a strong presence of natural elements/features e.g. extensive semi-natural habitats that make a positive contribution to character.</li> <li>7. Areas where development is not already present or is typical of, and makes a positive contribution to, character.</li> <li>8. Areas that adjoin the settlement edge but are separated from it by a clearly defined boundary feature, or may include areas that are remote from the settlement edge.</li> </ol>
<b>MODERATE LANDSCAPE SENSITIVITY</b>	Areas of landscape with reasonably strong characteristics with some evidence of alteration or degradation of character of features. These areas are potentially tolerant of some change as a result of new residential/employment development.	<ol style="list-style-type: none"> <li>1. Areas with a limited number of landscape elements/features that are representative of typical character, some of which could not be replaced at the scale of the host LCA.</li> <li>2. Areas where the majority of landscape elements/ features are in reasonable to good condition.</li> <li>3. Areas with flat/ gently undulating and simple natural landforms.</li> <li>4. Medium to large scale landscapes with more open and simple patterns.</li> <li>5. Areas with some presence of historic landscape elements/ features and some sense of time-depth.</li> </ol>

		6. Areas with a limited presence of semi-natural habitats. 7. Areas where development is present but does not necessarily detract from character. 8. Areas that adjoin a settlement edge and are separated from it by an inconsistent boundary feature.
<b>LOW LANDSCAPE SENSITIVITY</b>	Areas of landscape with a weak character and/or with few positive features. These areas are potentially tolerant of change as a result of new residential/ employment development or the development would deliver landscape enhancement.	1. Areas with few or no landscape elements/features that are representative of typical character and few if any that could not be replaced at the scale of the host LCA. 2. Landscape where elements/ features are in poor, declining or degraded condition and that would benefit from enhancement. 3. Areas with flat and simple landforms or those that have already undergone man-made change e.g. landfill, mineral extraction, large scale construction or dereliction. 4. Large scale landscape with simple/ weak/ fragmented patterns. 5. Areas with very few or no historic landscape elements/features and very limited/no sense of time-depth e.g. landscape elements and patterns having recently undergone or undergoing substantial change. 6. Areas with no semi-natural habitats. 7. Areas where development is present and has a strong detractive influence on character. 8. Areas that adjoin a settlement edge with no clear boundary definition.

### Criteria for Visual Sensitivity

Criteria for Visual Sensitivity are set out within Table 2.

Table 2 Criteria for Assessing Visual Sensitivity

Level	Definition	Criteria
		1. Openness and inter-visibility 2. Views available 3. Potential for mitigation
<b>HIGH VISUAL SENSITIVITY</b>	Areas of landscape that are highly visible in public and private views. Where development would be uncharacteristically conspicuous and could not successfully be mitigated. These areas are sensitive	1. Areas that are very open (due to landform and/or lack of tree/woodland cover) with high inter-visibility including areas that have a strong visual relationship with a settlement edge.

Level	Definition	Criteria
	to any or small scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> <li>1. Openness and inter-visibility</li> <li>2. Views available</li> <li>3. Potential for mitigation</li> </ol>
		<ol style="list-style-type: none"> <li>2. Areas where high numbers of public and private views are available and where views of open countryside and open space are important.</li> <li>3. Development (low rise, moderate density residential and employment) would be uncharacteristically conspicuous and could not be successfully mitigated.</li> </ol>
<b>MODERATE VISUAL SENSITIVITY</b>	Areas of landscape may be partially open to public and private and where development would be reasonably conspicuous but would not alter the balance of features within the view and/or there is scope for acceptable mitigation. These areas are sensitive to moderate scale changes as a result of residential/ employment development.	<ol style="list-style-type: none"> <li>1. Areas that are partially open (due to landform and/or limited presence of tree/woodland cover) with moderate levels of inter-visibility. This includes areas that have some visual relationship with a settlement edge.</li> <li>2. Areas where moderate numbers of public and private views are available; where views of open countryside and open space are of moderate importance.</li> <li>3. Areas where development (low rise, moderate density residential and employment) would be reasonably conspicuous but would not significantly alter the balance of features or elements within the existing view or else areas where development could be successfully mitigated.</li> </ol>
<b>LOW VISUAL SENSITIVITY</b>	Areas of landscape where development would not be discernible or would enhance views. These areas are tolerant of large scale changes as a result of residential/ employment development (with little or no need for mitigation).	<ol style="list-style-type: none"> <li>1. Areas that are well enclosed (due to landform and/or presence of tree/woodland cover). This includes areas that have either a limited or no visual relationship with a settlement edge.</li> <li>2. Areas that are well screened from public and private views.</li> <li>3. Development (low rise, moderate density residential and employment) would not be discernible or where development (low rise, moderate density residential and employment) would not lead to unacceptable visual intrusion with or without mitigation or would be likely to enhance views or existing visual amenity.</li> </ol>

## Overall Landscape Sensitivity

The judgement on the Overall Landscape Sensitivity to development was made by combining evaluations on landscape character sensitivity and visual sensitivity. The manner in which sensitivity is assessed is a matter for informed professional judgement and the following matrix (Figure 1) has been used as a guide to assist into this process.

Figure 1 Determination of Overall Landscape Sensitivity

Landscape and Settlement Character Sensitivity	High	HIGH	HIGH	HIGH
	Moderate	MODERATE	MODERATE	HIGH
	Low	LOW	MODERATE	HIGH
		Low	Moderate	High
		Visual Sensitivity		

### Landscape Value

The manner in which landscape value is assessed is a matter for informed professional judgement and the following criteria (Table 3) have been used as a guide to assist into this process.

Table 3 Criteria for Determining Landscape Value

Level	Definition	Criteria
		<ol style="list-style-type: none"> <li>1. Distinctiveness of character</li> <li>2. Quality and condition of elements and features</li> <li>3. Scenic value and aesthetic appeal</li> <li>4. Presence of cultural, historic or nature conservation associations</li> <li>5. Recreational opportunities</li> <li>6. Levels of tranquility</li> </ol>
<b>HIGH LANDSCAPE VALUE</b>	Areas of landscape, likely to be designated at national or local scale, with intact/unified landscape character, have many characteristics and features of value and in excellent/good condition.	<ol style="list-style-type: none"> <li>1. Area lies wholly or partially within a landscape where local character and scenic value is distinctive. May be supported by presence of designations.</li> <li>2. Landscape elements/ features that are of good or excellent quality and condition with a strong and distinctive character; mature, constant or improving state with management plans that aim for conservation with some enhancement.</li> <li>3. Presents high scenic value with high aesthetic appeal and may be supported by recognised tourist/visitor literature.</li> <li>4. Presents rich and diverse cultural, historic or nature conservation value.</li> <li>5. Presents important recreational/tourist value by way of views and access where the main focus is an appreciation of the landscape as indicated by land use (parks and sports facilities etc.) and the density and hierarchy recreational routes.</li> <li>6. Presents high levels of tranquillity with strong perceptions of peacefulness or wildness and naturalness.</li> </ol>
<b>MODERATE LANDSCAPE VALUE</b>	Areas of ordinary landscape with intact and recognisable character, have some characteristics/features of value or areas that may lie wholly or partially within a designation but display characteristics that are in decline; or lie adjacent to a designated landscape.	<ol style="list-style-type: none"> <li>1. Presents landscape/features that are typical of character or may be uncommon but not particularly valued or supported through designation, or area that lies wholly or partially within a designated landscape but where character and scenic value has become undermined.</li> <li>2. Presents landscape/features that are of reasonable or medium quality and condition with an intact and recognisable character; mature, constant or improving state (possibly strong time-depth); where management plans aim for conservation and enhancement.</li> <li>3. Presents moderate or 'ordinary' aesthetic appeal and maybe some detracting features;</li> <li>4. Some cultural, historic or nature conservation features and interests;</li> <li>5. A landscape of moderate recreational value, as indicated by land use and density and hierarchy of recreational routes.</li> </ol>

Level	Definition	Criteria
		<ol style="list-style-type: none"> <li>1. Distinctiveness of character</li> <li>2. Quality and condition of elements and features</li> <li>3. Scenic value and aesthetic appeal</li> <li>4. Presence of cultural, historic or nature conservation associations</li> <li>5. Recreational opportunities</li> <li>6. Levels of tranquillity</li> </ol>
		<ol style="list-style-type: none"> <li>6. Presents moderate levels of tranquillity with some interruption by noise and visual intrusion associated with roads, modern development or infrastructure</li> </ol>
<b>LOW LANDSCAPE VALUE</b>	Areas of ordinary landscape with indistinct/fragmented character and detracting features or degraded landscapes which have few or no characteristics or features of value.	<ol style="list-style-type: none"> <li>1. Areas of non-designated or ordinary landscape and landscape features with detracting features (such as landscapes that are abandoned or partially derelict; or areas of land use associated with mineral extraction, heavy industry, landfill etc.).</li> <li>2. Presents landscape features that are in poor condition with fragmented or indistinct landscape character; or weak landscape possibly undergoing large scale change or development. Landscape may be in a declining state and may have limited or little time-depth.</li> <li>3. Landscape with limited or no aesthetic appeal with detracting features including noise, traffic movement, and/or odours.</li> <li>4. A landscape with few or no cultural, historic or nature conservation features and interests.</li> <li>5. A landscape of limited or no recreational value, or there is no public access.</li> <li>6. Developed landscape in which tranquillity levels are low with areas that are disturbed or impinged upon by busy roads, modern development or infrastructure.</li> </ol>

## Overall Landscape Capacity

Overall judgements on Landscape Capacity of each Land Parcel to accommodate development are based on the interactions between that Land Parcel's Overall Landscape Sensitivity and Landscape Value. The manner in which capacity is assessed is a matter for informed professional judgement drawing upon the extensive information and analysis provided by the preceding stages of the Study. The following matrix (Figure 2) has been used as a guide to assist this process. In all cases, the overall judgement on capacity (with supporting rationale) is provided within the individual section of the Study Report that will be provided for each Land Parcel.



Figure 2 Determination of Overall Landscape Capacity

Overall Landscape Sensitivity	High	MEDIUM	LOW TO MEDIUM	LOW
	Moderate	MEDIUM TO HIGH	MEDIUM	LOW TO MEDIUM
	Low	HIGH	MEDIUM TO HIGH	MEDIUM
		Low	Moderate	High
		Landscape Value		

### Overall Land Parcel Summary Table

A summary table (Table 4) is presented to facilitate transparency in understanding how the judgements upon the Land Parcel's landscape capacity have been derived. The different aspects of landscape character sensitivity, visual sensitivity and landscape value are attributed to one of three ratings: high, medium and low. In some instances, however, the assessment does not clearly fall into one of these categories and a split assessment (such as a moderate – high landscape sensitivity) has been given. The assessment of overall landscape sensitivity will use the high, medium and low categories, and again decisions will be made as to how individual assessments are combined where split assessments have led to more than one possible category. For example, a site with a

moderate to high landscape character sensitivity and moderate visual sensitivity could have an overall landscape sensitivity of either moderate or high, requiring professional judgement as to the most appropriate category.

Table 4 Overall Land Parcel Summary Table

Land Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
XXX	High / Moderate / Low	High / Moderate / Low	High / Moderate / Low	High / Moderate / Low	High / Medium to High/ Medium / Low to Medium / Low

Local Plan Housing Trajectory 2013-2036

Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36				
																			Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable							
Local Development Framework Commitments (See Housing Site ScheduleApril 2018)																				966	239	833	191	623	206	475	173	129	82	292		0		0	
TOTAL Local Development Framework Commitments (See Housing Site ScheduleApril 2018)																				4209															
New Local Plan Allocations to 2036																																			
Growth Area 1 - Central and Urban Chelmsford																																			
Growth Area 1 - Central and Urban Chelmsford (New Local Plan Allocations)																																			
Former Gas Works Wharf Road Chelmsford	571312	206518	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1a	CFS264	250	88	250	88	No application			N	Y															250					
Baddow Road Car Park and Land to the East of the Car Park	571277	206335	CM2 0DD	Chelmsford Town Area - Moulsham and Central	CW1d	CFS263 CUA28	190	67	190	67	No application			N	Y																	190			
Travis Perkins Navigation Road Chelmsford	571536	206614	CM2 6NE	Chelmsford Town Area - Moulsham and Central	CW1e	CAU20	75	26	75	26	No application			N	Y														75						
Navigation Road sites Chelmsford	571345	206838	CM2 6JZ	Chelmsford Town Area - Moulsham and Central	CW1f	CAU17	35	12	35	12	No application			N	Y															35					
North of Gloucester Avenue (John Shennan)	570556	205199	CM2 9DP	Chelmsford Town Area - Moulsham Lodge	SG51c	CUA48	200	70	200	70	No application			N	Y															200					
Former St Peter's College Fox Crescent	569357	207981	CM1 2BL	Chelmsford Town Area - St Andrews	SG51d	CFS276	185	65	185	65	No application			N	Y						12	11	27	27	27	27		54							
Former Royal Mail Premises Victoria Road Chelmsford	571034	207180	CM1 1AA	Chelmsford Town Area - Moulsham and Central	SG51e		150	53	150	53	No application			N	Y										48	26	49	27							
Riverside Ice and Leisure Land Victoria Road Chelmsford	571133	207016	CM1 1FG	Chelmsford Town Area - Moulsham and Central	SG51f		125	44	125	44	No application			N	Y															125					
Civic Centre Land Fairfield Road Chelmsford	570340	206938	CM1 1JE	Chelmsford Town Area - Marconi	SG51g	CUA1	100	35	100	35	No application			N	Y															100					
Eastwood House Car Park Glebe Road Chelmsford	570648	207330	CM1 1QW	Chelmsford - Marconi	SG51h	CUA1	100	35	100	35	No application			N	Y														100						
Chelmsford Social Club and Private Car Park 55 Springfield Road	571212	206898	CM2 6JG	Chelmsford Town Area - Moulsham and Central	GS1i	CUA16	90	32	90	32	No application			N	Y														90						
Ashby House Car Parks New Street Chelmsford	571048	207535	CM1 1UE	Chelmsford Town Area - Marconi	GS1j	CUA8	80	28	80	28	No application			N	Y															80					
Rectory Lane Car Park West Rectory Lane Chelmsford	570428	207596	CM1 1RN	Chelmsford Town Area - All Saints	GS1k		75	26	75	26	No application			N	Y														75						
Car Park to the West of County Hotel Rainsford Road	570164	207216	CM1 2PZ	Chelmsford Town Area - Marconi	GS1l		45	16	45	16	No application			N	Y														45						
Former Chelmsford Electrical and Car Wash Brook Street	570950	207420	CM1 1SU	Chelmsford Town Area - Marconi	GS1m	CUA9	40	14	40	14	No application			N	Y														40						
BT Telephone Exchange Cottage Place Chelmsford	570764	207070	CM1 1NP	Chelmsford Town Area - Moulsham and Central	GS1n	CUA11	30	11	30	11	No application			N	Y															30					
Rectory Lane Car Park East Rectory Lane Chelmsford	570589	207586	CM1 1RF	Chelmsford Town Area - Marconi	GS1o		25	9	25	9	No application			N	Y															25					
Church Hall Site Woodhall Road Chelmsford	570459	209259	CM1 4AA	Chelmsford Town Area - Patching Hall	GS1q	CFS252	19	7	19	7	No application			N	Y														19						
British Legion New London Road Chelmsford	570249	206029	CM2 0AR	Chelmsford Town Area - Moulsham and Central	GS1r	CUA40	15	5	15	5	No application			N	Y														15						
Land rear Of 17-37 Beach's Drive Chelmsford	569056	207340	CM1 2NJ	Chelmsford Town Area - St Andrews	GS1s		14	5	14	5	No application			N	Y															14					
Garage Site St Nazaire Road Chelmsford	569498	208720	CM1 2EQ	Chelmsford Town Area - St Andrews	GS1t	CFS256	12	4	12	4	No application			N	Y														12						
Garage Site and Land Medway Close Chelmsford	568748	207624	CM1 2LH	Chelmsford Town Area - St Andrews	GS1u	CFS257	10	0	10	0	No application			N	Y														10						
Car Park R/O Bellamy Court Broomfield Road Chelmsford	570307	207203	CM1 2QF	Chelmsford Town Area - Marconi	GS1v	CUA32	10	0	10	0	No application			N	Y														10						
Rivermead Bishop Hall Lane Chelmsford	570884	207829	CM1 1PD	Chelmsford Town Area - The Lawns	OS1a	CUA3	80	28	80	28	No application			N	Y														80						

Local Plan Housing Trajectory 2013-2036

Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19	Year 2 19/20	Year 3 20/21	Year 4 21/22	Year 5 22/23	Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36							
																			Market	Affordable	Market	Affordable	Market				Affordable	Market	Affordable	Market	Affordable		
West Chelmsford	568061	207735	CM1 3RU	Writtle	Strategic Growth Site 2	MON/00165/14	800	280	800	280	No application			N		Y							78	42	78	42	560						
East Chelmsford - Manor Farm	573578	205591	CM2 7DG	Great Baddow - Great Baddow East	Strategic Growth Site 3a	MON/00208/14	250	88	250	88	No application			N		Y							32	18	32	18	150						
East Chelmsford - Land South of Maldon Road	574067	205323	CM2 7AG	Sandon - Little Baddow Danbury and Sandon	Strategic Growth Site 3c	MON/00100/14 (part of)	100	35	100	35	No application			N		Y							32	18	32	18							
East Chelmsford - Land North of Maldon Road	574315	205599	CM2 7RU	Great Baddow - Great Baddow East	Strategic Site 3d	MON/00100/14 (part of)	50	18	50	18	No application			N		Y							32	18									
SUBTOTAL																			0	0	0	0	12	11	249	149	218	132	1335	859	190		
TOTAL GROWTH AREA 1 - New local Plan Allocations																			3155														
Growth Area 1 - Central and Urban Chelmsford (Existing Commitments without Planning Permission)																																	
Lockside Navigation Road Chelmsford	571590	206486	CM2 6HE	Chelmsford Town Area - Moulsham and Central	CW1c	CF5262	130	46	130	46	No application			N	Y								32	18	32	18	30						
Waterhouse Lane Depot and Nursery Chelmsford	569558	206570	CM1 2RY	Chelmsford Town Area - Waterhouse Farm	GS1p	CF5266	20	7	20	7	No application			N	Y												20						
Writtle Telephone Exchange Ongar Road Writtle	567557	206381	CM1 3NA	Writtle	EC2		25	9	25	9	No application			N	Y													25					
SUBTOTAL																			0	0	0	0	0	0	32	18	32	18	50	25	0		
TOTAL GROWTH AREA 1 - Existing Commitments without Planning Permission																			175														
Growth Area 1 - Central and Urban Chelmsford (Existing Commitments with Planning Permission)																																	
Peninsula Site Chelmer Waterside Development Wharf Road Chelmsford	571628	206292	CM2 6LU	Chelmsford Town Area - Moulsham and Central	CW1b	N/A	421	106	421	106	Permission granted	16/01630/FUL approved 15/03/2017	N/A	Y	421						123	99	72	7	120								
Land north of Galleywood Reservoir Beehive Lane Galleywood	570557	203053	CM2 8PZ	Galleywood - Galleywood	EC1	CF5260	13	0	13	0	Permission granted	16/01012/OUT approved 13/12/2017		N	13									13									
SUBTOTAL																			0	0	123	99	72	7	133	0	0	0	0	0	0		
TOTAL GROWTH AREA 1 - Existing Commitments with Planning Permission																			434														
TOTAL GROWTH AREA 1																			3764														
Growth Area 2 - North Chelmsford																																	
Growth Area 2 - North Chelmsford (New Local Plan Allocations)																																	
North East Chelmsford	572140	212363	CM3 3LZ	Little Waltham - Broomfield and the Walthams	Strategic Growth Site 4	MON/00139/14 (part) MON/00094/14 (part) + subsequent masterplan submission	3000	1050	3000	1050	No application			N		Y									65	35	450	1225	1225				
Great Leighs - Land at Moulsham Hall	573091	218377	CM3 1PZ	Great and Little Leighs - Borehams and the Leighs	Strategic Growth Site 5a	MON/00204/14 (part)	750	263	750	263	No application			N		Y											142	356	252				
Great Leighs - Land East of London Road	573496	218450	CM3 1QX	Great and Little Leighs - Borehams and the Leighs	Strategic Growth Site 5b	MON/00204/14 (part)	250	88	250	88	No application			N		Y							45	25	65	35	80						
Great Leighs - Land North and South of Banters Lane	573476	218174	CM3 1TN	Great and Little Leighs - Borehams and the Leighs	Strategic Growth Site 5c	MON/00025/15 MON/00016/15 MON/00019/14	100	35	100	35	No application			N		Y											100						
North of Broomfield	570332	211817	CM3 3PG	Broomfield - Broomfield and the Walthams	Strategic Growth Site 6	MON/00181/14 (part) MON/00001/15 MON/001845/14 MON/00036/14	450	158	450	158	No application			N		Y								26	14	32	18	360					
SUBTOTAL																			0	0	0	0	0	0	71	39	162	88	1132	1581	1477		
TOTAL GROWTH AREA 2 - New Local Plan Allocations																			4550														
Growth Area 2 - North Chelmsford (Existing Commitments with Planning Permission)																																	
Greater Beaulieu Park White Hart Lane Springfield - Remainder of phase 2-4	572714	210006	CM1 6AR	Springfield - Springfield North	NCAAP 5,7-10,12	N/A	2205		2205		Permission granted	09/01314/EIA approved 07/03/2014				2205											1220	985					
Land North East of 158 Main Road Great Leighs	573181	217762	CM3 1NP	Great and Little Leighs - Borehams and the Leighs	EC3	CF5105	100	35	100	35	Appeal allowed	14/01791/OUT appeal allowed 26/09/2016	17/01949/REM approved 15/03/2018	N		100					45	22	20	13									
Land East of Plantation Road Boreham	575968	209900	CM3 3EA	Boreham - Boreham and the Leighs	EC4	CF5145	143	51	143	51	Appeal allowed	14/01552/OUT appeal allowed 26/05/2016		N		145		2			19	30	39	21	34								
SUBTOTAL																			0	0	64	52	59	34	34	0	0	0	1220	985	0		
TOTAL GROWTH AREA 2 - Existing Commitments with Planning Permission																			2448														
TOTAL GROWTH AREA 2																			6998														

Local Plan Housing Trajectory 2013-2036

Site Address	Easting	Northing	Postcode	Ward/Parish	Allocation/Commitment Number	SLAA/UCS Reference	Estimated Total Capacity	No of which AH	Total Outstanding Capacity	AH Outstanding Capacity	Status	Governing Planning Permission and approval date	Reserved Matters/Other approvals and decision dates	Work Started	PDL	Greenfield	Conversion	Demolition	Year 1 18/19		Year 2 19/20		Year 3 20/21		Year 4 21/22		Year 5 22/23		Years 2023/24 - 2027/28	Years 2028/29 - 2032/33	Years 2033/34 - 2035/36	
																			Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable				
Growth Area 3 - South and East Chelmsford																																
Growth Area 3 - South and East Chelmsford (New Local Plan Allocations)																																
North of South Woodham Ferrers	580407	198662	CM3 5QN	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Strategic Growth Site 7	MON/00282/14 (part), MON/00023/15 (part), MON/00167/14, MON/00280/14 (part), MON/00088/14	1000	350	1000	350	No application			N		Y									32	18	97	53	450	350		
South of Bicknacre	578726	202024	CM3 4HD	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Strategic Growth Site 8	MON/00060/14	30	11	30	11	Application pending			N		Y						8	7	11	4							
Danbury	580407	198662	CM3 4FH	Danbury - Little Baddow Danbury and Sandon	Strategic Growth Site 9		100	35	100	35	No application			N		Y												50	50			
SUBTOTAL																				0	0	0	0	8	7	43	22	97	53	500	400	0
TOTAL GROWTH AREA 3 - New Local Plan Allocations																				1130												
Growth Area 3 -South and East Chelmsford (Existing Commitments without Planning Permission)																																
St Giles Moor Hall Lane	577927	202675	CM3 8AR	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	EC5	MON/00043/15	32	12	32	12	No application			N	Y													32				
SUBTOTAL																				0	0	0	0	0	0	0	0	0	32	0	0	
TOTAL GROWTH AREA 3 - Existing Commitments with <del>out</del> Planning Permission																				32												
TOTAL GROWTH AREA 3																				1162												
Windfall Allowance																									121	220		500	500	300		
TOTAL																				966	239	1020	342	774	265	1158	401	858	373	5061	4350	1967

	1205	1362	1039	1559	1231
5 YEAR TOTAL UNITS	6396				
Of which AH units	1620				

Existing LDF sites with Planning Permission outside 5 year		292	0	0
		292		

New Local Plan Allocations	0	0	0	0	20	18	363	210	477	273	2967	2840	1667	
	0	0			38		573		750		2967	2840	1667	
	1361										7474			
	8835													

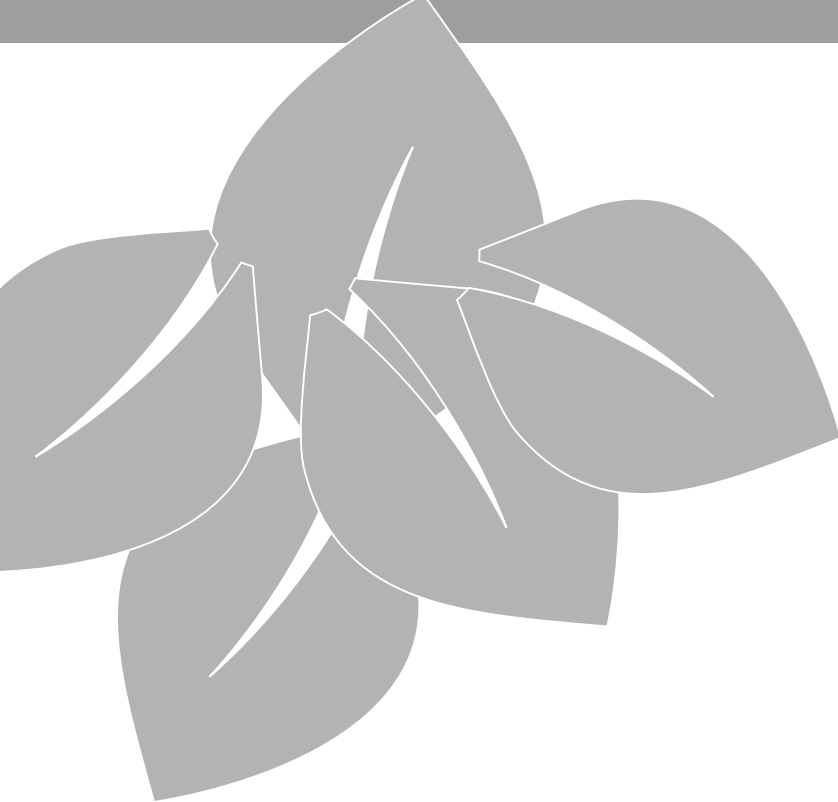
New Local Plan Existing Commitment sites with Planning Permission	0	0	187	151	131	41	167	0	0	0	1220	985	0
	0		338		172		167		0		1220	985	0
	677										2205		
	2882												

New Local Plan Existing Commitment sites without Planning Permission	0	0	0	0	0	0	32	18	32	18	82	25	0
	0	0	0	0	50	50	82	25	0				
	100									107			
	207												

Windfall Allowance							121		220		500	500	300
	341										1300		
	1641												

TOTAL NEW LOCAL PLAN	13224												
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