



SOCG 02

Chelmsford Local Plan  
Statement of Common Ground  
with Natural England

May 2018

*Our Planning Strategy to 2036*



## Chelmsford Local Plan

### Statement of Common Ground with Natural England, May 2018

1. This Statement of Common Ground identifies areas of agreement between Natural England and Chelmsford City Council in relation to Natural England's representations on the Chelmsford Pre-Submission Sustainability Appraisal (SA), Pre-Submission Habitat Regulations Assessment and Pre-Submission Local Plan.
2. This Statement identifies the issues raised by Natural England in the representations. These are listed in the tables below. **There are no remaining areas of uncommon ground.**
3. CCC has worked closely with Natural England on the development of the Local Plan, the Sustainability Appraisal (SA) and the Habitat Regulations Assessment from the outset. In accordance with the Town and Country Planning (Local Development) (England) Regulations, Natural England has been formally consulted at every stage of consultation. CCC will continue to work with Natural England beyond the Local Plan adoption on a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).

### Pre-Submission Sustainability Appraisal

Rep Number	SA Ref	Summary of Natural England Representation	CCC agreed response with Natural England
PS SA63 PS2078	Objective 7: Land Use and Soils	We would recommend a further indicator is added. The following wording is suggested: 'Number of planning approvals leading to loss of 'best and most versatile' (BMV) agricultural land (i.e. that classified as Grades 1, 2 and 3a land within the Agricultural Land Classification (ALC) system).'	(A) Amend para. 1.36 of the Pre-Submission Local Plan as follows:  The supporting documents which the Council can require to validate an application include a Design and Access Statement ..... <a href="#">Agricultural Land Classification Survey</a> , Transport Assessment and Travel Plan and Education Land Compliance Assessments.

Rep Number	SA Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p>(B) Add to end of Policy S6:</p> <p><u>The Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) lost to major new development.</u></p> <p>Add new end para. to reasoned justification of Policy S6:</p> <p><u>The Council recognises the importance of best and most versatile agricultural land. This is defined as Grades 1, 2 and 3a, by the Department of Environment, Farming and Rural Affairs (DEFRA), and is recognised as a national resource for the future. When greenfield land will be lost, the provision of high quality green infrastructure will protect, enhance and create wildlife corridors to maintain ecological connectivity. Effective use of brownfield land of low environmental value will be encouraged to minimise the loss of higher quality agricultural land. For the application of this policy major new development refers to sites of 10 or more dwellings or 1,000 sqm (Gross) floorspace which are not allocated for development in the Local Plan.</u></p>

Rep Number	SA Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p>(C) Include an additional potential SA monitoring indicator as follows:</p> <p>Appendix K SA Objective 7 <u>Number of planning approvals on new major developments leading to loss of Grades 1, 2 and 3a agricultural land within the Agricultural Land Classification (ALC) system).</u></p> <p><u>D) Include a new Key Indicator within Table 5 of the Local Plan Monitoring Framework as follows:</u></p> <p><u>Percentage of best and most versatile agricultural land lost to major development</u></p>
PS SA63	Section 3.14 – Key Sustainability Issues	Natural England advise that the Key Sustainability Issues for Biodiversity and Green Infrastructure should include the need to protect designated sites from increased recreational pressure.	Issue adequately covered in policies in the Local Plan. No change required to the SA.
PS SA63	Table 4.1	The Guide Questions for Biodiversity and Green Infrastructure should include a question about net gain. We suggest the following question: ‘Will it deliver a net gain in biodiversity in the district, including features that will help wildlife adapt to climate change?’	Issue adequately covered in policies in the Local Plan. No change required to the SA.
PS SA63	Table 4.1	We recommend an amendment to the last question in the Biodiversity section of the table, as follows: ‘Will it provide	Issue adequately covered in policies in the Local Plan. No change required to the SA.

<b>Rep Number</b>	<b>SA Ref</b>	<b>Summary of Natural England Representation</b>	<b>CCC agreed response with Natural England</b>
		opportunities for people to access the natural environment including green and blue infrastructure whilst protecting designated sites from the impacts of increased recreational pressure?’	
PS SA63	Strategic Growth Sites 5a, 5b and 5c – Great Leighs	We would advise that the SA assessment include the River Ter SSSI.	The SA of Strategic Growth Sites 5a, 5b and 5c does consider effects on the River Ter SSSI. No change required to the SA.

### **Pre-Submission Habitats Regulations Assessment**

<b>Rep Number</b>	<b>HRA Ref</b>	<b>Summary of Natural England Representation</b>	<b>CCC agreed response with Natural England</b>
PS HRA13	Table 5.1	The HRA under-emphasises the importance of those areas south and east of South Woodham Ferrers for brent geese.	Issue to be addressed in Pre-Submission HRA addendum to accompany submission. Impacts to be mitigated through the RAMS and project level HRA for SGS7.
PS HRA13	General Comment	The argument that birds will habituate (thereby reducing the likelihood of significant effects) may be flawed, therefore it should not be given too much weight.	Issue to be addressed in Pre-Submission HRA addendum to accompany submission. Impacts to be mitigated through the RAMS and project level HRA for SGS7.

### **Pre-Submission Local Plan**

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
PS2078	Strategic Policy S6	<p>(A) Add reference and commitment to the RAMS in the policy. Suggested wording: “Contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive”.</p> <p>(B) We suggest a change to the wording of this policy to include consideration of water resources: ‘The Council will ensure that new development does not contribute to water pollution and, where possible, enhances water quality, and demonstrates the advancement of biodiversity and amenity interests through the provision of a range of greenspaces. <b>Impacts to designated sites through changes in water resources will be avoided.</b>’</p>	<p>(A) Add to end of Policy S6:</p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p><b>(B) Amend second para. of Policy S6:</b></p> <p>The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management <u>including water resources</u>, and climate change adaptation.</p>
PS2079	Policy NE1	<p>(A) Add reference and commitment to the RAMS in the policy. Suggested wording: “Contributions from</p>	<p>(A) Add to end of (A) Internationally Designated Sites in Policy NE1:</p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
		<p>developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive”.</p> <p>(B) We refer you to our comments in our letter dated 11th May 2017, where we suggest the policy is reworded.</p>	<p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p>(B) Agreed that the current Policy NE1 with the addition of the paragraph on RAMS above covers NE’s requirements of the policy. Therefore, no further changes required.</p>
PS2080	Strategic Policy S11	Amend policy as follows: “Contributions towards recreational disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy”.	<p>Amend fourth bullet point under ‘Green and Blue Infrastructure’ in Policy S11:</p> <p><del>Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites.</del></p>



Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p><u>Contributions towards recreational disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.</u></p>
PS2081	Strategic Growth Site 7	Add reference and commitment to the RAMS in the policy and the need for a project level HRA to address issues other than recreational pressure.	<p>Amend sixth bullet under Site Infrastructure requirements in Policy SGS7:</p> <p><del>Provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary</del></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p>Add new seventh bullet under Site Infrastructure requirements in Policy SGS7:</p> <p><u>Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance</u></p> <p>Add to end of para. 7.341:</p> <p><u>In addition, due to the proximity of the site to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment (HRA) to address the impacts other than recreational disturbance.</u></p>
PS2082 PS2083 PS2084	Strategic Growth Site 3a, 3c and 3d	Add reference to the RAMS in policy. Suggest similar wording to that proposed for inclusion in Policies SP6/NE1.	<p>Amend last paragraph as follows:</p> <p><del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites.</del></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy</u></p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p><u>(RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p>
PS2085	Strategic Growth Site 8	<p>(A) Add reference to the RAMS in policy. Suggest similar wording to that proposed for inclusion in Policies SP6/NE1.</p> <p>(B) The policy requires that the Thrift Wood Site of Special Scientific Interest (SSSI) to the southeast of the site be 'respected'. This wording is not strong enough. We suggest the policy should be rewritten as: <i>'Protect and enhance Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site ensuring any new development provides the required mitigation measures'</i>.</p>	<p>(A) Amend last paragraph as follows:</p> <p><del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites.</del></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project</u></p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p><u>level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p>(B) Add new bullet under Site Masterplanning principles:</p> <ul style="list-style-type: none"> <li>• <u>Protect and enhance Thrift Wood Site of Special Scientific Interest (SSSI) to the south east of the site ensuring any new development provides any required mitigation measures</u></li> </ul> <p>(C) In light of policy change above, amend para 7.350:</p> <p>The Main Road frontage includes dispersed houses and cottages where the spacing and set back position of buildings, together with mature trees and woodlands, field boundaries and tracks, gives a rural character. Development should respect this rural character, which also forms part of the setting of the Grade II listed Star House.</p> <p><u>The development will also be required to provide appropriate mitigation to avoid adverse impacts</u></p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<u>to the Thrift Wood Site of Scientific Interest (SSSI) to the south east of the site.</u>
PS2086	Strategic Growth Site 9	<p>(A) Add reference to the RAMS in policy. Suggest similar wording to that proposed for inclusion in Policies SP6/NE1.</p> <p>(B) The policy needs to include reference to the need to address recreational impacts on SSSIs as well as European protected sites.</p>	<p>(A) Amend last paragraph as follows:</p> <p><del>Where appropriate, contributions will be collected towards recreation disturbance avoidance and mitigation measures for European designated sites.</del></p> <p><u>Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</u></p> <p>(B) Add new sub-section to end of Policy:</p> <p><u>Site Masterplanning principles:</u></p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<ul style="list-style-type: none"> <li>• <u>Conserve and enhance the Sites of Special Scientific Interest (SSSI) in and around Danbury (Blake’s Wood and Lingwood Common SSSI, Woodham Walter Common SSSI, Danbury Common SSSI) ensuring any new development avoids direct impacts and mitigates indirect impacts (i.e. recreational damage) as a priority and provides any required mitigation measures where necessary (including those set within any emerging visitor impact studies / strategic solutions).</u></li> </ul>
PS2089	Strategic Policy S12	Amend to ensure that housing development only goes ahead when there is sufficient capacity in the waste water treatment plants. We would suggest the following policy wording: ‘to ensure new development does not have an adverse effect on any European protected sites, new development post 2024 will not be given planning permission unless the required capacity is available at South Woodham Ferrers and Great Leighs waste water treatment works, including any associated sewer connections.’	<p>Policy S12 sets out how infrastructure will be secured rather than site specific requirements – no change required. There is no waste water treatment capacity issue for South Woodham Ferrers (see Water Cycle Study 2018).</p> <p>Amend Policy SS5a, 5b and 5c by inserting a new bullet under Site infrastructure requirements:</p> <ul style="list-style-type: none"> <li>• <u>Ensure appropriate waste water treatment provision, including any associated sewer connections</u></li> </ul>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p>Insert new para. after 7.254, 7.268 and 7.281 in Policy Reasoned Justifications:</p> <ul style="list-style-type: none"> <li>• <u>Great Leighs Waste Water Treatment Works (WWTW) does not currently have sufficient capacity to deal with the proposed growth at Great Leighs. Although this is not a barrier to new development to growth, additional capacity will need to be provided to the satisfaction of Anglian Water and the Environment Agency. Additional capacity could include improvements to the existing Great Leighs WWTW and/or on-site wastewater treatment systems solutions.</u></li> </ul>
PS2075	Para. 3.28 (Strategic Priority 7)	Amend as follows: 'The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection and enhancement of networks <b>to ensure a net gain for</b> biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy.'	<p>Amend as follows:</p> <p>The Local Plan will also protect and enhance local distinctiveness and plan positively for the creation, protection and enhancement of networks <u>to ensure a net gain for</u> <del>of</del> biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategy.</p>
PS2076	Para. 3.29 (Strategic Priority 7)	Strengthen para. by stating that due to the loss of greenfield land, high quality green infrastructure will be used to protect, enhance and create wildlife corridors to maintain ecological connectivity. Brownfield sites of low environmental value should be used in preference to high biodiversity brownfield sites, followed by the lowest grade	<p>Insert new para. after 3.29:</p> <p><u>Due to the loss of greenfield land, high quality green infrastructure will be used to protect, enhance and create wildlife corridors to maintain ecological connectivity. In line with the Spatial</u></p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
		BMV land, with resistance to using higher quality agricultural land.	<u>Principles (Policy S1), the Local Plan will also maximise the use of suitable previously developed land (brownfield land), provided that it is not of high environmental value and represents a sustainable location.</u>
PS2077	Strategic Priority 8	We suggest an additional paragraph within this section as follows: ‘The Local Plan policies will seek to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development.’	Amend para. 3.33  <u>The Local Plan policies will seek to achieve a net gain for biodiversity by providing new green spaces including high quality green infrastructure built into the designs and masterplans of new development.</u> The new Local Plan will <u>also</u> seek to ensure that all new development meets the highest standards of design. The Plan will <u>further</u> <del>also</del> encourage the use of masterplans and design codes where appropriate for strategic scale developments.
PS2087	Policy Omission	We note that the Plan does not contain a policy statement describing light pollution. We would advise that policies (such as design policies) address impacts on the natural environment.	It is noted that: <ul style="list-style-type: none"> <li>• Policy MP1 (High Quality Design) requires development to be compatible with its surroundings having regard to scale, siting, form, architecture, materials, boundary treatments and landscape and encourages new developments through good design to help to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation</li> </ul>



Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<ul style="list-style-type: none"> <li>• Policy SPA2 (Chelmsford City Racecourse) seeks to minimise the impact of floodlighting</li> <li>• Policy CO7 (Extensions to existing buildings...) seeks to ensure extensions are in keeping with their context and surroundings and do not result in harm such as light pollution</li> <li>• Policy S6 seeks to minimise pollution on the natural environment.</li> </ul> <p>Amend first bullet point of Policy MP2:</p> <ul style="list-style-type: none"> <li>• Respect the historic <u>and natural</u> environment of biodiversity and amenity interests through the provision of a range of greenspaces</li> </ul> <p>Add new para. after 5.27:  <u>New development should minimise pollution on the natural environment including potential light pollution from glare and spillage on intrinsically dark landscapes and nature conservation.</u></p>
PS2088	Strategic Policy S10	Include reference that the brownfield land to be used is not of high environmental value.	In light of proposed changes to para. 3.28, no amendment required to this Policy.
PS2089	Strategic Policy S12	(A) Where new or enhanced infrastructure is needed to ensure no adverse effect to designated sites for biodiversity or geodiversity, it must be secured through timely specific requirements in the relevant allocation policies. For example see our comments under the HRA section regarding this policy, South Woodham Ferrers	(A) See change above relating to SGS5a-c which propose inclusion of additional wording related to waste water treatment provision. (B) Policy S11. Add to end of para.6.56: <u>Where appropriate, mitigation identified through the RAMS needs to be in place prior to occupancy</u>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
		<p>Sewage Treatment Works needs timely delivery to avoid water quality impacts on Essex Estuaries SAC and the Crouch and Roach Estuaries SPA and Ramsar site.</p> <p>(B) Mitigation identified through the RAMS needs to be in place prior to occupancy of new developments.</p> <p>(C) Where the allocations are not yet detailed, the provision of the necessary infrastructure e.g. on-site green infrastructure to avoid recreational disturbance or enhancement of waste water services through new sewage treatment facilities must be secured through policies in Neighbourhood Plans.</p>	<p><u>of new developments.</u> (To recognise that mitigations measures are yet to be determined and some e.g. a site warden may be required only after a certain amount of new housing has been occupied)</p> <p>(C) Adopted Neighbourhood Plans must be in conformity with strategic policies including the requirements of Policy S12 in the Local Plan. No change considered necessary.</p>
PS2090 PS2091 PS2092	Strategic Growth Sites 5a, 5b and 5c	We would advise that the SSSI and any required mitigation is explicitly mentioned in the policy to avoid any impact to the designated site.	<p>Insert new second bullet under Historic and Natural Environment:</p> <ul style="list-style-type: none"> <li>• <u>Protect and enhance The River Ter Site of Special Scientific Interest (SSSI) to the south of the site ensuring any new development provides any required mitigation measures</u></li> </ul> <p>In light of policy change above, amend following paras:</p> <p>Add to end of 7.252</p> <p><u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			<p>Add to end of 7.264  <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p> <p>Add to end of 7.277  <u>The development will be required to provide appropriate mitigation to avoid adverse impacts to the River Ter Site of Special Scientific Interest (SSSI) located to south of the site.</u></p>
PS2093	Policy SPA3	<p>The SA identifies potential adverse effects from development (including recreational use), but that the type, scale and magnitude of effects would be dependent on the specific proposals. The policy needs to reflect this uncertainty with the suggested amendment to the policy wording: ‘...and promoting the nature conservation interests and recreational uses of the reservoir without impacting upon the nature conservation interests of Hanningfield Reservoir SSSI through recreational disturbance.’</p>	<p>Amend Policy SPA3:</p> <p>The Council will support proposals for water treatment infrastructure and ancillary development which support the role, function and operation of the Hanningfield Reservoir Treatment Works Site. This includes proposals for sustainable means of transport to the site and reducing individual trips by car; providing high-quality buildings; focusing built form around existing buildings; protecting and enhancing trees and hedgerows; avoiding adverse impacts in respect of biodiversity and landscape, and promoting the nature conservation interests and recreational uses of</p>

Rep Number	Local Plan Ref	Summary of Natural England Representation	CCC agreed response with Natural England
			the reservoir <u>without impacting upon the nature conservation interests of Hanningfield Reservoir SSSI through recreational disturbance</u> . Development proposals are also expected to provide suitable SuDS and flood risk management.
PS2078	Policy Omission -	The plan has no dedicated policy for the protection and enhancement of soils. This consideration is required by paragraph 119 of the NPPF. Furthermore, we advise that the Plan must include a soils policy which incorporates the above requirements. The policy should require prospective developers to ensure that sufficient site specific ALC survey data is available to inform decision making. We advise that Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites should also be referred to in the soils policy.	See proposed changes above under Objective 7: Land Use and Soils

**Signatories:**

*Jeremy Potter*

Planning and Strategic Housing Policy Manager  
Chelmsford City Council

*Sarah Fraser*

Senior Planning Adviser – West Anglia team  
Natural England





This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Planning and Housing Policy  
Directorate for Sustainable Communities  
Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford  
Essex  
CM1 1JE

Telephone 01245 606330  
[planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)  
[www.chelmsford.gov.uk](http://www.chelmsford.gov.uk)

Document published by  
Planning and Housing Policy  
© Copyright Chelmsford City Council

