

Chelmsford Draft Local Plan

Examination Hearing Statement

Matter 6c: Housing Provision in Growth Area 3

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 6c – Housing provision in Growth Area 3 – South and East Chelmsford

Question 73	<p>Are the housing site allocations in GA3 within Location 7: North of South Woodham Ferrers, Location 8: Bicknacre and Location 9: Danbury, justified and deliverable and are they consistent with the Plan's spatial principles (Strategic Policy S1) and national policy? In particular:</p> <ol style="list-style-type: none">a. Is the scale of housing for each site allocation, particularly the large Strategic Growth Site North of South Woodham Ferrers, justified having regard to any constraints, existing local infrastructure and the provision of necessary additional infrastructure?b. Is the housing trajectory realistic and are there any sites which might not be delivered in accordance with the timescale set?c. Are the planning and masterplanning principles justified?d. Are the specific development and site infrastructure requirements clearly identified for each site allocation, are they necessary and are they justified by robust evidence? Is any other infrastructure necessary for site delivery?e. Are the site boundaries justified?f. Will the site allocations in these locations achieve sustainable development?g. Are any amendments necessary to ensure soundness?
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Response to Q73a – Scale of housing

3. It is the Council's position that the scale of housing in Growth Area 3 is justified and deliverable and there are no reasons related to soundness that would result in them not being suitable for development.

4. The site allocations have taken account of existing infrastructure, and additional needs arising from development have been identified by the Council through working in partnership with the necessary providers and relevant bodies, including the highway authority and education authority.

Highway modelling

5. The scale of housing is justified in relation to highway capacity. The Preferred Option Strategic and Local Junction Modelling (**EB 026**) considers the impact of Local Plan development on the road network in the South Woodham Ferrers area.
6. Coverage of the road network at the periphery of the Chelmsford VISUM model is less detailed and has the potential to affect the assignment of traffic through areas such as South Woodham Ferrers in Growth Area 3. For this reason, the impact of Local Plan development and infrastructure in South Woodham Ferrers has been assessed exclusively at a local junction level. Trip matrices for each junction have been developed using TEMPro background growth assumptions alongside distributed Local Plan development traffic taken from the Chelmsford VISUM Model. This includes assumptions for traffic from the Dengie area and other parts of the adjoining Maldon district.
7. In addition, a peak hour analysis (at 4.3 of **EB 026** and Appendix H) found that junctions around South Woodham Ferrers had an earlier peak hour than the VISUM peak hours, so traffic counts were tailored to the modelled junctions to reflect the busiest times.
8. The Preferred Option Strategic & Local Junction Modelling report (**EB 026**) found that the majority of assessed junctions on the A132/B1012 in the vicinity of the proposed development in South Woodham Ferrers are shown to operate close to or over-capacity in 2036 with Local Plan development and associated infrastructure.
9. The following junctions in Growth Area 3 are forecast to be nearing, at or over capacity in the 2036 Local Plan scenario and at this stage have not been considered for mitigation:
 - A132 – Burnham Road, South Woodham Ferrers (Outer Zone)
 - B1418 – Burnham Road, South Woodham Ferrers (Outer Zone)

10. Mitigation at these junctions has not been considered due to: 1) physical constraints at these junctions, 2) the expectation that developers will use their land to improve the junction, and 3) in anticipation of potential future changes in travel behaviour, for example more people working from home. Development will need to provide for and encourage the use of sustainable modes of travel. This can be enhanced further through improvements, hard or soft measures, to sustainable transport infrastructure.
11. For the following junction, improvement schemes have been tested and the modelling suggests that the junctions are likely to be operating over capacity during at least one of the peak hours in the 2036 Local Plan scenario:
 - A130 – A132 Runwell Road, South Woodham Ferrers (Outer Zone)
12. In terms of the highway mitigation investigated, only what might be reasonably affordable and could be delivered within the land available around the junction has been looked at.
13. The following junctions have had mitigation identified that would potentially provide sufficient capacity for the private car in 2036:
 - Rettendon Turnpike, South Woodham Ferrers
 - Hawk Hill, South Woodham Ferrers
14. A separate assessment has also been undertaken to evaluate the extent of available 'peak spreading' capacity at junctions as a means of accommodating excess peak hour demand. The assessment concludes that on all critical approaches to key assessed junctions in Growth Area 3, there is room to accommodate further traffic flow if it is accepted that typical peak hour conditions will extend further across a three-hour peak period. Whilst not viewed as a 'mitigation' due to the reliance on drivers changing their journey patterns, peak spreading would nevertheless be expected to reduce the severity of development impact in the morning and evening peak hours.
15. Essex Highways is preparing a Route Based Strategy and Integrated Transport Package for South Woodham Ferrers and the A132, to consider future demands on the A132 and develop options to increase safety, increase the proportion of trips by sustainable travel modes and support the local economy; work continues on this (Strategic & Local Junction Modelling – Infrastructure Studies **EB 027**).

Infrastructure

16. The Council's overall approach to additional infrastructure is set out in its Topic Paper 2: Infrastructure Update (**TP 002**). This groups infrastructure types into physical, green and blue, and community infrastructure, and sets out the key policies which deal with delivery. The Infrastructure Delivery Plan June 2018 Update (IDP) (**EB 018B**) covers in detail what is required for each aspect of infrastructure. These specific requirements are set out in each site policy.
17. The specific requirements include compensation and improvement of the local and strategic road network, vehicular access, junction improvements, sport, leisure and recreation facilities, and contributions to education provision. Further details are given in response to Q73d.

Site capacities

18. In relation to scale, the number of residential units for each site is expressed in terms of 'around XX new homes', rather than a fixed minimum or maximum number. Paragraph 7.3 of the Local Plan notes that in most cases the Council expects the number stated to be a minimum, to ensure an adequate supply of land is allocated for residential needs and to allow flexibility to accommodate the opportunities and constraints for each site.
19. Site-specific issues which have influenced the scale of housing at individual site allocations is set out below:

Location 7: South Woodham Ferrers

20. The overall scale of housing proposed at Location 7, of around 1,000 new homes, corresponds with the delivery of the Council's Spatial Principles of locating development at sustainable and deliverable locations, and maximising opportunities from existing infrastructure, whilst protecting the Green Belt and valued landscapes.
21. Significant growth to South Woodham Ferrers was identified in all three Spatial Options at Issues and Options stage as its location close to the existing town offers the most sustainable location for future development growth. It is considered that it is well-connected to the existing highway network, outside the Green Belt, is deliverable and provides opportunities to help fund through developer contributions, improvements to the A132 and the rail corridor. Also, through the provision of community infrastructure such as a school, healthcare facilities and public transport improvements it will enhance the Town of South Woodham Ferrers and its community.

22. The proposed growth at South Woodham Ferrers is the first major expansion of the town since the ‘new town’ was built in the 1970s and 1980s, and it will include facilities to meet its own needs and the needs of the existing community. Due to environmental and boundary constraints, including the Metropolitan Green Belt, Crouch and Roach Estuaries Special Protection Area, RAMSAR site and SSSI, the proposed location is the only direction for growth. The scale of housing takes account of the existing settlement pattern to the south, environmental and historic constraints such as adjacent Local Wildlife Sites and nearby listed buildings and landscape topography and sensitivities. Further details on this and the site boundaries are given in response to Q73e.
23. Location 7 is a large allocation, but it is considered that the number of homes proposed is justified and in accordance with the Council’s approach of creating sustainable communities.

Location 8: Bicknacre

24. The site at Bicknacre comprises two plots adjacent to each other. They were submitted as part of the Council’s SLAA ‘call for sites’. The SLAA assessment showed the submitted area to be deliverable and developable. During the Local Plan’s preparation, planning permission has been sought and granted for 35 homes (16/02021/OUT), slightly higher than the 30 stated in the site policy. At this scale, the impact of development on the parish in terms of facilities is anticipated to be negligible.

Location 9: Danbury

25. The number of homes for Danbury (around 100) represents a sustainable allocation of around a 5% increase in the number of homes in the parish. These could be allocated to one larger site, or distributed between two or more smaller sites. At this scale, the impact of development on the parish in terms of facilities is anticipated to be manageable, including the availability of school places, and the effect on the highway network.

Response to Q73b - Trajectory

26. The Council’s overall approach to projecting the housing delivery rates for all sites has been consistent and is covered within the Council’s response to Q37 under Matter 5 (EX016). They represent a realistic expectation for delivery of development.

27. All future site allocations have also been tested through the Council's Local Plan Viability Study Including CIL Viability Review January 2018 (**EB 082A**) and the Chelmsford City Council – Post IDP Viability Update June 2018 (**EB 082B**). These assessments have been based on the projected delivery rates set out within the Local Plan, and as amended by the Schedule of Additional Changes (**SD 002**). The sites have all been found to be viable when considered against these delivery rates.
28. Site specific information which has influenced projected housing delivery rates for each location within Growth Area 3 is set out below:

Location 7: South Woodham Ferrers

29. The housing trajectory for Strategic Growth Site 7 has been derived from discussions with the site developers. The timeframes set out at the trajectory contained in Appendix C of the Local Plan have been agreed and are supported as being achievable by the developers in the following Statement of Common Ground / Masterplan PPAs:
- Strategic Growth Site 7 SOCG 20a, including signed Masterplan PPA
30. The site is promoted for development by major house builders Countryside and landowners including Essex County Council. Masterplanning work with the landowners has started on the sites, and it is clear there is every reasonable prospect of the sites being delivered by 2033 in accordance with the housing trajectory set out.

Location 8: Bicknacre

31. As noted, during the Local Plan's preparation, planning permission has been sought and granted for 35 homes (16/02021/OUT), slightly higher than the 30 stated in the site policy.

Location 9: Danbury

32. A number of sites have been submitted through the SLAA within the Danbury parish, and the Neighbourhood Plan Group has also carried out a further 'call for sites'. All have been assessed on the same basis, identifying 12 sites which are deliverable/developable, with a combined capacity of more than 1,000 homes. The Neighbourhood Plan Group will be commissioning further studies including highway, minerals and sustainability assessments, before consulting on preferred options.
33. Subject to the findings of these studies, all the sites would appear to be available immediately; therefore, there is every reasonable prospect of the sites being delivered in accordance with the housing trajectory set out.

Response to Q73c – Planning and masterplanning principles

34. Local Plans should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered. The purpose of the Strategic Growth Site (SGS) policies for the Locations in the Growth Areas, and the planning and masterplanning principles contained within them, is to achieve this last objective. In accordance with paragraph 17 of the NPPF (2012) particularly the first, third, fifth, seventh and ninth bullet points, they provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency based on the requirements of the location.
35. Chelmsford's Local Plan will not be supplemented by any further development plan documents which govern the detailed delivery of allocated sites. Therefore, in order to deliver the Local Plan's strategic priorities and fulfil the objectives of the strategic policies, it is imperative that planning and masterplanning principles ('principles') are embedded into site policies. This approach allows flexibility as the key principles can be met through the evolution of masterplans which will be formally determined by the Council following a formal process and consultation.
36. There are commonalities in many of the principles contained in the SGS policies for the Locations where a Chelmsford-wide, or in some cases a County-wide, approach is being taken to spatial matters, for example, green infrastructure (**EB 021A**), biodiversity (**EB 113 - EB 114**), flooding and surface water management (**EB 104A-F, EB 105 & EB 106A-I**) and Recreation Disturbance Avoidance Mitigation Strategy (RAMs) (**TP 002**). Following on from that baseline, the principles specifically related to the site allocations are based on stakeholder engagement and assessments which have been prepared to inform them. These include;
- Pre-Submission Local Plan Habitats Regulations Assessment (**SD 006**)
 - Transport and Junction Modelling (**EB 026-033**)
 - Archaeological Impact Assessment (**EB 085**)
 - Green Wedges and Corridors report (**EB 094A-B**)
 - Landscape Sensitivity and Capacity Assessment Report (**EB100A-D**)
 - Local Wildlife Site Review (**EB 103A-F**)
 - Heritage Assessment (**EB 108A-B**)

37. The site policies identify the site-specific requirements of the housing allocations which are drawn from the relevant assessments. Amongst other matters, they seek to protect and enhance the identified areas of natural, historic and biological importance; encourage the most effective and safe means of travel and access; and ensure the development responds to its surroundings including on and off-site constraints. The principles link back to Strategic Policy S1 and the Spatial Principles for new growth over the plan period.
38. It is therefore considered that the planning and masterplanning principles across the Locations in the Growth Areas are entirely justified and based on clear evidence that supports their inclusion, with principles agreed with the site promoters in SOCGs.

Response to Q73d – Specific site infrastructure requirements

39. Specific development and infrastructure requirements are clearly identified under each site policy within Growth Area 3. The requirements are supported by justified and robust evidence.
40. The Chelmsford Infrastructure Delivery Plan (**EB018B**) identifies the infrastructure required to support the growth proposed in the Local Plan. Through the development of the Infrastructure Delivery Plan (IDP), the Council has engaged with infrastructure providers to identify the specific infrastructure requirements. These items are considered by the Council and the infrastructure providers to be necessary to deliver the proposed growth sustainably without putting unacceptable levels of pressure on existing infrastructure networks. For certain items such as social and community facilities and recreation and leisure, it has been necessary to apply appropriate standards to the provision of new infrastructure. These standards reflect the recommendations of the Council's evidence base on such matters, e.g. children's play and allotments. All needs have been informed through a process of engagement with the site promoters who have provided inputs based on their experience of delivering such infrastructure as part of other developments.
41. For each location in the Local Plan, the IDP identifies in Tables 13.1 to 13.7 the specific infrastructure items that are required to support the proposed growth. They will be delivered either on site by the developer or through developer contributions. In addition, Tables 13.1 to 13.7 also identify infrastructure items that will be delivered using Community Infrastructure Levy (CIL) contributions.
42. Table 13.7 in the Chelmsford IDP identifies the necessary infrastructure items to support growth at Location 3, Site 7 – South Woodham Ferrers. The quantum of development at Bicknacre and Danbury will not result in any specific infrastructure requirements.

43. Each infrastructure item required for each site is set out in **Appendix B** to this Hearing Statement. These tables include a summary covering what evidence has been used to justify the requirement and how this has been transposed into the Policy Requirements for each site allocation. All requirements set out within the evidence are necessary, directly related in scale and kind, and reasonable, in compliance with CIL Regulation 122 (2010).
44. The tables as set out in **Appendix B** cover the specific site requirements. In addition, Strategic Policy S11 – Infrastructure Requirements sets out the Plan wide infrastructure requirements. These are achieved through the implementation of the site policies. They also apply to the consideration of other development which may come forward through the life of the Local Plan, for example through windfall developments.
45. In addition to the above, any further site-specific requirements which are applicable are set out on a site by site basis below:

Location 7: South Woodham Ferrers

46. Land will be earmarked to provide facilities for early years and primary education, which will be provided if needed in consultation with Essex County Council as Education Authority, who assess educational capacity across its 'planning groups' of schools. For secondary education, the William de Ferrers School in the town has ample capacity to accommodate new pupils (Commissioning School Places in Essex **EB 141**).
47. Set out in the Schedule of Additional Changes (**SD 002**) under AC186 are two additional requirements under 'Site Infrastructure Requirements'.
- Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements
 - Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass
48. Essex Highway Authority at Regulation 19 stage commented that for consistency these infrastructure requirements, which are identified in Strategic Policy S11 and at paragraph 7.339, should be included in the site allocation policy for Location 7. The Council agrees that they are key infrastructure requirements that should be specified in the policy.

49. These requirements have been identified through engagement with the Essex Highway Authority and the relevant Local Plan Transport Assessments (**EB 026 & EB 027**). There is a commitment by the site promoters of Location 7 to the principle of these requirements as set out in the Highways and Transport Statement of Common Ground (**SOCG 20b**). This engagement has also shown that dualling of the A132 and building a new circumference road to the north of the proposed development, are not necessary to mitigate any impact of traffic from the development.
50. South Woodham Ferrers has embarked on a Neighbourhood Plan to help shape this allocation and also address other planning matters affecting the town. Once approved, the Town Council would receive 25% of the CIL receipt for the development, which it will be able to spend on local infrastructure and facilities.
51. This site-specific infrastructure is therefore justified and supported by robust evidence.

Response to Q73e – Site boundaries

52. The boundaries of the sites within Growth Area 3 are justified, based on robust evidence base and responses received during to consultations throughout the plan making process.
53. The starting point to the site allocations boundaries is land put forward in the Council's Strategic Land Availability Assessment (SLAA) 'call for sites' process undertaken firstly in late 2014 and then alongside each consultation stage for the new Local Plan. As the new Local Plan has progressed the SLAA has been updated in line with the latest emerging or new local policies; as new information for sites comes forward; or if there have been any other changes.
54. Further information is set out on a site by site basis below:

Location 7: South Woodham Ferrers

55. **EB 072G** (page 24) – SLAA Maps by Parished and Unparished Area shows all the land put forward for South Woodham Ferrers which, as seen on the SLAA Map, is all to the north of the Urban Area. Whilst significant growth was proposed at South Woodham Ferrers for all three Spatial Options at Issues and Options Stage (question 73a refers), it was clear that the amount of land promoted to the north of South Woodham Ferrers was more than would be needed to accommodate the level of growth being considered. The promoted area has several constraints including landscape topography and sensitivities, designated and undesignated heritage assets, wildlife sites and notably on-site utilities. These, together with infrastructure provision required to support development, e.g. school provision, office space, open space, community facilities, were key considerations when considering the site allocation boundaries for this Location.
56. The boundaries of this allocation have evolved through the stages of the Local Plan. At Preferred Options stage a reduced area was shown to take account of site features including gradient, visibility and landscape sensitivity. The importance of these features is translated into paragraphs 7.185 and 7.186 of the Preferred Options Consultation Document (**EB 116**). The boundary was further refined in September 2017, to more closely follow existing field patterns, boundaries and public rights of way.
57. These changes were also informed by the Landscape Sensitivity and Capacity Assessment reports (**EB100A, EB100B, EB100C & EB100D**). These assessed parcels that fall within the allocated site referenced SWLP1, SWLP2, SWLP3, SWLP4, SWLP6, SWLP7 & SWLP8. Parcels SWLP1, SWLP2, SWLP3, SWLP7 & SWLP8 are not judged to be of high landscape sensitivity or low landscape capacity. Parcels SWLP4 and SWLP6 are judged to be of high landscape sensitivity and of low to medium and medium landscape capacity respectively. Key planning and land management guidelines identified, such as the provision of landscape buffers and enhancement of landscape elements, are reflected in the site policies to help ensure that the new development will respect its setting. **Appendix C** sets out a summary of the Landscape Sensitivity and Capacity Assessment Report for this Location.
58. The site promoters of Location 7 also undertook preliminary site analysis work to demonstrate the amount and type of development proposed and the required supporting infrastructure that could be reasonably accommodated within the site boundaries. This initial work is attached at Appendix 6 of the Statement of Common Ground for Location 7 (**SOCG 20a**).

Location 8: Bicknacre

59. Location 8 has been assessed as part of the Landscape Sensitivity and Capacity Assessment Report (**EB100A**); the assessed parcel that falls within the allocated site is BKLP3. This parcel is not judged to be of high landscape sensitivity or low landscape capacity. Key planning and land management guidelines identified, such as the provision of landscape buffers and enhancement of landscape elements, are reflected in the site policies to help ensure that the new development will respect its setting. **Appendix C** sets out a summary of the Landscape Sensitivity and Capacity Assessment Report for this Location.

Response to Q73f – Sustainable development

60. National policy and guidance sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 7 of the NPPF outlines the three dimensions to sustainable development: economic, social and the environment.

Sustainability Appraisal in relation to Growth Area 3

61. Consistent with the requirements of the NPPF and the PPG, Sustainability Appraisal has been an integral part of the Local Plan preparation process which has considered all the likely significant effects on the environment, economic and social factors. See the Council's Hearing Statement for Matter 1.
62. The site-specific development requirements contained in the Site Policies of the Local Plan seek to minimise the adverse effects of development associated with the proposed site allocations and enhance positive effects. These policy provisions have been appraised with their potential effects taking into account the findings of the unmitigated detailed site appraisals. These are contained in Appendix I of the Pre-Submission Local Plan SA Report (**SD 004**).

Location 7: South Woodham Ferrers

63. Development to the north of South Woodham Ferrers is proposed to be a sustainable urban area and a key component is maximising opportunities for sustainable transport modes to encourage people to make sustainable travel choices. As set out in the site allocation policy for the Location, the development must provide safe access by walking, cycling and public transport to facilities within the development itself and the existing services and facilities in the Town Centre. As such, the Local Plan proposal represents an urban extension with mechanisms to ensure delivery of pedestrian crossings to ensure that the development is within walking distance of schools, the main shopping area and the railway station. This highlights the sustainable credentials of the site. In addition, the development is required to make provisions for a car club to provide a viable alternative to car ownership and to reduce the number of cars associated with the proposed growth.
64. In relation to integration, the masterplan process will play a key role in ensuring the new community services and facilities within the site, including a potential new primary school, are appropriately located and easily accessible by sustainable means to ensure there is a seamless interface between new and existing development.
65. Overall, it is considered it that Location 7 complies well with the Local Plan Strategic Priorities, Vision, Spatial Principles and Spatial Strategy and the delivery of sustainable development by focussing growth at a well-connected location outside of the Green Belt, delivering new and improved infrastructure, and promoting sustainable means of transport.

Response to Q73g – Changes

66. Since the close of consultation on the Pre-Submission Local Plan, new evidence has been provided by Natural England which means that all residential site allocations in the Local Plan are located in the coastal European Sites Zones of Influence, and therefore must contribute to the emerging Essex-wide Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) (**SOCG 02B**).
67. This applies to Locations 7, 8 and 9 and accordingly the following policies:
- Strategic Growth Site 7 (SGS7)
 - Growth Site 8 (GS8)
 - Strategic Growth Site 9 (SGS9)
68. The following main modification is proposed to address this matter, as set out at AC187, AC196 and AC201 of the Schedule of Additional Changes (**SD 002**).

Proposed changes:

Amend sixth bullet of SGS7 under 'Site Infrastructure Requirement' and amend last paragraph of GS8 and SGS9 to the following text:

'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.'

69. In addition to the above, in their Regulation 19 representation Natural England advised that due to the proximity of SGS7 to the Crouch and Roach Estuary SPA and Ramsar site, there is a need for a project level Habitats Regulations Assessment to address the impacts other than recreational disturbance. The following changes are proposed to address this matter as set out in AC188 and AC193 of the Schedule of Additional Changes (**SD 002**).

70. The following main modifications are therefore proposed to address this.

Proposed change:

Add new seventh bullet under 'Site Infrastructure Requirement' of SGS7:

'Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance.'

Proposed change:

Include at the end of paragraph 7.341 of the Reasoned Justification in Strategic Growth Site 7:

'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.'

71. There are no other amendments in addition to the Schedule of Additional Changes (**SD 002**) and Schedule of Minor Change (**SD 003**), which go to the soundness of the Local Plan and necessary to ensure the soundness of Locations 7, 8 and 9. It is the Council's position that the changes proposed in the two Schedules improve clarity in the delivery of high-quality development in the three Locations and reflect the Local Plan process by taking account of comments raised by statutory consultees.

Question 74	<p>Strategic Growth Site 9 allocates 100 new homes at Danbury. Reference is also made to 'around 100 new homes' - which term should it be?</p> <p>Is it appropriate to call this a 'site' or 'allocation' when no site or sites are identified within the Plan?</p> <p>At what stage is the Danbury Neighbourhood Plan and does the Plan provide a mechanism to ensure delivery of housing at Danbury should there be a delay in its production?</p>
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Response Q74 – Growth Site 9

72. In relation to scale, the number of residential units for each site is expressed in terms of 'around XX new homes', rather than a fixed minimum or maximum number. Paragraph 7.3 of the Local Plan notes that in most cases the Council expects the number stated to be a minimum, to ensure an adequate supply of land is allocated for residential needs and to allow flexibility to accommodate the opportunities and constraints for each site.
73. The Council proposes the following minor modification to provide clarity:

Proposed change:

Policy for Strategic Growth Site 9 - Danbury:

'An allocation of AROUND 100 new homes ... '

This is considered to be a minor modification.

74. It is appropriate to include a strategic allocation that will be implemented by a Neighbourhood Plan, and so has been dealt with in the same way as other site allocations in the Local Plan. It forms part of the Spatial Strategy (at Strategic Policy S9) and contributes to the overall Housing supply. It also reflects the positive approach taken by the local community to accommodating development in the parish and avoids duplicating the planning processes for site selection in this location.

75. Policy SGS9 sets out the criteria under which a site or more than one site will be selected, most notably that sites should be within or adjacent to the defined settlement boundary (clarified by proposed change AC199 of the Schedule of Additional Changes **(SD 002)**). This is to ensure sites are sustainable by being close to local services and facilities, and to contain the settlement and prevent it from unplanned expansion into the countryside.
76. The Danbury Neighbourhood Plan is progressing well, and the Council is working closely with the Neighbourhood Plan Group. Consultation so far has included a vision workshop, and a first questionnaire on wide-ranging issues, which has fed into a second questionnaire on the vision and objectives. The NP Group has published a project programme on its website¹ and is on track to submit the finalised plan to the Council in September 2019 to enable the independent examination to take place.
77. While there is every indication at this stage that delivery of housing in Danbury can come forward in line with the development trajectories at Appendix C of the Local Plan, if delivery is delayed this would be addressed through the monitoring and review process set out in Strategic Policy S15 of the Local Plan, which is planned to commence three years after adoption.

¹ www.danburyneighbourhoodplan.com

APPENDIX A

EVIDENCE BASE LIST FOR MATTER 6c	
SD 002	Schedule of Additional Changes
SD 003	Schedule of Minor Changes
SD 004	Pre-Submission Local Plan Sustainability Appraisal
SD 006	Pre-Submission Local Plan Habitats Regulations Assessment
EX 016	Hearing Statement – CCC – Week 1 - Matter 5
EB 018B	Chelmsford Infrastructure Delivery Plan June 2018 Update
EB 021A	Chelmsford Green Infrastructure Strategic Plan 2-18-2036
EB 026	Local Plan Preferred Spatial Option – Junction Modelling
EB 027	Preferred Options Strategic & Local Junction Modelling Addendum – Infrastructure Studies
EB 028	Response to Representations on Transport Matters, Preferred Options
EB 029	Chelmsford Local Plan Pre-Submission Strategic and Local Junction Modelling
EB 030 A-B	Chelmsford Local Plan Car Parking Vision and Action Plan
EB 031	Chelmsford Traffic and Access Study Local Validation Report
EB 032	Chelmsford Traffic and Access Strategy Traffic Forecast Report
EB 033	Chelmsford Traffic and Access Strategy Variable Demand Model – Technical Note
EB 072G	SLAA Maps by Parished and Unparished Area (Writtle Parish)
EB 082A	Local Plan Viability Study Including CIL Viability Review
EB 082B	Chelmsford City Council – Post IDP Viability Update
EB 085	Chelmsford Local Plan Archaeological Impact Assessment
EB 094 A-B	Green Wedges and Green Corridors
EB 100 A-D	Landscape Sensitivity and Capacity Assessment
EB 103 A-F	Chelmsford City Council Wildlife Site Review
EB 104 A-F	Chelmsford Surface Water Management Plan
EB 105	Chelmsford Local Plan Sequential and Exception Tests
EB 106 A-I	Chelmsford City Council Level 1 and Level 2 Strategic Flood Risk Assessment
EB 108 A-B	Chelmsford Local Plan Heritage Assessments Technical Note
EB 113	Essex Biodiversity Action Plan
EB 114	Chelmsford Biodiversity Action Plan
EB 116	Chelmsford Local Plan – Preferred Options
EB 141	Commissioning School Places in Essex 2017-2022
SOCG 02B	Natural England (Updated)
SOCG 20A	Site Promoters of SWF – Strategic Matters
SOCG 20B	Site Promoters of SWF – Highways & Transport
TP 002	Topic paper 2 – Infrastructure Update

APPENDIX B – Table of specific development and site infrastructure requirements by location

Each infrastructure item required for this site is set out below with a summary covering what evidence has been used to justify the requirement and how this has been transposed into the Policy Requirements for this site allocation. Other site requirements listed under the sub heading 'Historic and Natural Environment' and 'Design and Layout' within the site policies are not specific development or infrastructure requirements, rather matters to be addressed in order to fulfil other policies throughout the Local Plan e.g. the need to protect a Listed Building or an identified habitat.

Location 7 – North of South Woodham Ferrers

IDP			Site Policy Requirements					Further covered by other Local Plan Policy /Requirement
IDP identified need (Table 13.7)	Evidence Source	IDP paragraph reference	Supporting on-site development	Movement and Access	Historic and Natural Environment	Design and Layout	Site Infrastructure Requirement	Policy Reference
Allotments	Chelmsford Open Space Study 2017	6.7-6.14					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	Strategic Policy S11 Policy MP4
Beaulieu Park Railway Station	Essex County Council	3.3 3.63						CIL Strategic Policy S11
Burial space	Essex County Council	11.13-11.19						CIL Strategic Policy S11 Policy CFI
Bus services and infrastructure	Essex County Council	3.39-3.42		Development that maximises opportunities for sustainable travel. Provide a well-connected internal road layout which allows good accessibility for bus services and bus priority measures. Provide new public transport routes/services.			Appropriate measures to promote and enhance sustainable modes of transport.	Strategic Policy S11
Children's play and youth facilities	Chelmsford Open Space Study 2017	6.15-6.24					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	Strategic Policy S11 Policy MP4
Community centres	Chelmsford Indoor/Built Sports Facility Needs Assessment 2017	10.13-10.17	Neighbourhood centre incorporating provision for convenience food retail (1,900sqm), flexible neighbourhood scale business (1,00sqm) and community and healthcare provision.				Financial contributions to secondary education as required by the Local Education Authority and other community facilities such as healthcare provision as required by the NHS/CCG.	Strategic Policy S11 Policy CFI
Cycle and footway links/improvements/crossings	Essex County Council	3.56-3.57 3.60		Development that maximises opportunities for sustainable travel. Provide an effective movement strategy within the site. Provide additional and/or improved pedestrian and cycle connections to the			Appropriate measures to promote and enhance sustainable modes of transport. New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate.	Strategic Policy S11

IDP			Site Policy Requirements					Further covered by other Local Plan Policy /Requirement
IDP identified need (Table 13.7)	Evidence Source	IDP paragraph reference	Supporting on-site development	Movement and Access	Historic and Natural Environment	Design and Layout	Site Infrastructure Requirement	Policy Reference
				Town Centre and railway station. Provide high quality circular routes or connections to the wider Public Rights of Way network located away from the Crouch estuary.				
Early Years and Childcare - stand alone provision	Essex County Council	8.26-8.29	Potential co-location of a new primary school with an early years and childcare nursery, and one stand-alone early years and childcare nursery; or two new stand-alone early years and childcare nurseries.					Strategic Policy S11
Health	Mid Essex Clinical Commissioning Group	Table 9.1	Neighbourhood centre incorporating provision for convenience food retail (1,900sqm), flexible neighbourhood scale business (1,00sqm) and community and healthcare provision.				Financial contributions to secondary education as required by the Local Education Authority and other community facilities such as healthcare provision as required by the NHS/CCG.	Strategic Policy S11
Indoor sports facilities	Chelmsford Indoor/Built Sports Facility Needs Assessment 2017	6.42-6.44					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	CIL Strategic Policy S11
Libraries	Essex County Council	10.7-10.9						CIL Strategic Policy S11 Policy CFI
Municipal waste	Essex County Council	11.25-11.27						CIL Strategic Policy S11
Outdoor sports and changing facilities	Chelmsford Outdoor Sport Pitch and Facility Strategy 2018	6.29-6.34					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	Strategic Policy S11 Policy MP4 Policy CFI
Park and Ride - NE Chelmsford	Essex County Council	3.33-3.34					Appropriate measures to promote and enhance sustainable modes of transport.	CIL Strategic Policy S11
Park and Ride - Widford area	Essex County Council	3.29-3.30					Appropriate measures to promote and enhance sustainable modes of transport.	CIL Strategic Policy S11
Police	Essex Police	11.1-11.8						CIL Strategic Policy S11

IDP			Site Policy Requirements					Further covered by other Local Plan Policy /Requirement
IDP identified need (Table 13.7)	Evidence Source	IDP paragraph reference	Supporting on-site development	Movement and Access	Historic and Natural Environment	Design and Layout	Site Infrastructure Requirement	Policy Reference
Primary education (incl. shared EY&C provision)	Essex County Council	8.42-8.43	Potential co-location of a new primary school with an early years and childcare nursery, and one stand-alone early years and childcare nursery; or two new stand-alone early years and childcare nurseries.				Potential co-location of a new primary school with an early years and childcare nursery (min 2.1 hectares) and one stand-alone early years and childcare nursery (circa 0.13ha); or two new stand-alone early years and childcare nurseries (circa 0.13ha each). The developer will be expected to provide the land and total cost of physical scheme provision with delivery through the Local Education Authority.	Strategic Policy S11
Road junction improvements (including A1060)	Essex County Council	3.26-3.28		<p>Main vehicular access to the western and central parcels will be from the B1418 with potential for additional access from Burnham Road subject to traffic management measures being agreed by the Local Highway Authority.</p> <p>Main vehicular access to the eastern parcel will be from Burnham Road/Woodham Road roundabout (B1012).</p> <p>Improvements to the local and strategic road network as required by the Local Highway Authority.</p>			<p>Appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highway Authority.</p> <p>Capacity improvements to the A132 between Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements.</p> <p>Multi-user crossings of the B1012 in South Woodham Ferrers which may include a bridge or underpass.</p>	Strategic Policy S11
Secondary education - expansion of existing provision	Essex County Council	8.50					Financial contributions to secondary education as required by the Local Education Authority and other community facilities such as healthcare provision as required by the NHS/CCG.	CIL Strategic Policy S11

Location 8 – South of Bicknacre

Given the scale of the development at Bicknacre an individual Table for the site is not included within the IDP as it is not a strategic site. However, for completeness, the table below has been reproduced based on the information included within the IDP.

IDP			Site Policy Requirements					Further covered by other Local Plan Policy /Requirement
IDP identified need	Evidence Source	IDP paragraph reference	Supporting on-site development	Movement and Access	Historic and Natural Environment	Design and Layout	Site Infrastructure Requirement	Policy Reference
Allotments	Chelmsford Open Space Study 2017	6.7-6.14					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	Strategic Policy S11 Policy MP4
Beaulieu Park Railway Station	Essex County Council	3.3 3.63						CIL Strategic Policy S11
Burial space	Essex County Council	11.13-11.19						CIL Strategic Policy S11 Policy CFI
Bus services and infrastructure	Essex County Council	3.49						CIL Strategic Policy S11
Children's play and youth facilities	Chelmsford Open Space Study 2017	6.15-6.24					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	Strategic Policy S11 Policy MP4
Community centres	Chelmsford Indoor/Built Sports Facility Needs Assessment 2017	10.13-10.17					Financial contributions to primary and secondary education and early years and childcare provision as required by the Local Education Authority, and other community facilities such as healthcare provision as required by the NHS/CCG.	CIL Strategic Policy S11 Policy CFI
Cycle and footway links/improvements/crossings	Essex County Council	3.60-3.61		Provide pedestrian connections.				Strategic Policy S11
Health	Mid Essex Clinical Commissioning Group	Table 9.1					Financial contributions to primary and secondary education and early years and childcare provision as required by the Local Education Authority, and other community facilities such as healthcare provision as required by the NHS/CCG.	Strategic Policy S11
Indoor sports facilities	Chelmsford Indoor/Built Sports Facility Needs Assessment 2017	6.42-6.44					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	Strategic Policy S11
Libraries	Essex County Council	10.7-10.9						CIL Strategic Policy S11 Policy CFI
Municipal waste	Essex County Council	11.25-11.27						CIL Strategic Policy S11

IDP			Site Policy Requirements					Further covered by other Local Plan Policy /Requirement
IDP identified need	Evidence Source	IDP paragraph reference	Supporting on-site development	Movement and Access	Historic and Natural Environment	Design and Layout	Site Infrastructure Requirement	Policy Reference
Outdoor sports and changing facilities	Chelmsford Outdoor Sport Pitch and Facility Strategy 2018	6.29-6.34					Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.	Strategic Policy S11 Policy MP4 Policy CFI
Police	Essex Police	11.1-11.8						CIL Strategic Policy S11
Primary education (incl. shared EY&C provision)	Essex County Council	8.30 8.42 -8.43					Financial contributions to primary and secondary education and early years and childcare provision as required by the Local Education Authority, and other community facilities such as healthcare provision as required by the NHS/CCG.	Strategic Policy S11
Road junction improvements	Essex County Council	3.26-3.28		Main vehicular access to the site will be from Main Road.				Strategic Policy S11
Secondary education - expansion of existing provision	Essex County Council	8.45					Financial contributions to primary and secondary education and early years and childcare provision as required by the Local Education Authority, and other community facilities such as healthcare provision as required by the NHS/CCG.	CIL Strategic Policy S11

APPENDIX C

Key

- Study area
- Land parcels
- Landscape character areas 2006
- Significant vegetation
- Public Rights of Way
- Open space
- Distinctive ridgeline
- Distinctive slopes
- Views outwards
- Views inwards
- Watercourse
- Listed buildings
- SPA and Ramsar site
- EWT Nature Reserve
- Special Area of Conservation (SAC)
- Sites of Special Scientific Interest (SSSI)

Inset map
Inset scale: 1:50,000

Scale
Scale at A3: 1:10,000

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Chelmsford Landscape Sensitivity and Capacity Study

South Woodham Ferrers: landscape and visual context

September 2018

wood.

Documents EB100A, EB100C & October 2018 update, EB100D

This Study Site is located to the north of the town of South Woodham Ferrers. The area to the north of the B1012 Burnham Road lies within the southern edge of the East Hanningfield Wooded Farmland Landscape Character Area (F12) as described by the Chelmsford LCA 2006 (Chelmsford LCA). One parcel lies to the south of the B1012 Burnham Road in the Fambridge Drained Estuarine Marsh Landscape Character Area (D9)

Parcel SWFLP1 is judged to be of **moderate overall landscape sensitivity and low value with a medium to high landscape capacity** to accommodate low rise residential and employment development. Here 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.

Parcel SWFLP2 is judged to be of **moderate to high overall landscape sensitivity and moderate value with a medium landscape capacity** to accommodate low rise residential and employment development. Here 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.

Parcel SWFLP3 is judged to be of **moderate overall landscape sensitivity and low value with a medium to high landscape capacity** to accommodate low rise residential and employment development. Here 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.

Parcel SWFLP4 is judged to be of **high overall landscape sensitivity and moderate value with a low to medium landscape capacity** to accommodate low rise residential and employment development. Whilst development across the majority of the area would be less appropriate and difficult to accommodate without undermining landscape character. The study has identified increased landscape capacity within the lower lying south western parts of the area as well as within the existing Bushy Hill Research Station (although the Research Station is already developed). Here capacity is subject to careful siting/ design of development and the retention, enhancement and implementation of hedgerows, hedgerow trees and woodland/wooded copses in keeping with the character of the landscape.

Parcel SWFLP5 is judged to be of **high overall landscape sensitivity and moderate value with a low to medium landscape capacity** to accommodate low rise residential and employment development. Here development would be less appropriate/ difficult to accommodate without undermining landscape character.

Parcel SWFLP6 is judged to be of **high overall landscape sensitivity and low value with a medium landscape capacity** to accommodate low rise residential and employment development. Here 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.

Parcel SWFLP7 is judged to be of **moderate overall landscape sensitivity and low 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.

Parcel SWFLP8 is judged to be of **moderate overall landscape sensitivity, moderate landscape value with a medium landscape capacity** to accommodate low rise residential and employment development. The parcel has a limited visual or physical connection with land to the north of the B1012 Woodham Road and arguably, in light of its relationship with the Garden of Remembrance, lends itself to use as public open space in order to retain the setting of the Garden, although it is not uncommon for such amenities to be located within urban areas. The assessment of landscape capacity is subject to careful siting and design of development, respecting the context of the Garden of Remembrance in particular and the need to establish a new settlement edge in this location.

Settlement/ Locality	Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
South Woodham Ferrers	SWFLP1	Moderate	Moderate	Moderate	Low	Medium to High
	SWFLP2	Moderate	Moderate to High	Moderate to High	Moderate	Medium
	SWFLP3	Low to Moderate	Moderate	Moderate	Low	Medium to High
	SWFLP4	Moderate	High	High	Moderate	Low to Medium
	SWFLP5	Moderate	High	High	Moderate	Low to Medium
	SWFLP6	Low to Moderate	High	High	Low	Medium
	SWFLP7	Low to Moderate	Moderate	Moderate	Low	Medium to High
	SWFLP8	Moderate	Moderate to High	Moderate	Moderate	Medium

Planning and Land Management Guidelines

Suggested Planning Guidelines for LCA F12 of relevance include:

- Conserve and enhance the landscape settings of small settlements and South Woodham Ferrers.
- Ensure any appropriate new development responds to the historic settlement pattern and uses materials that are appropriate to local landscape character. Such development should be well integrated with the surrounding landscape.
- Conserve the mostly rural character of the area.
- Conserve open views across the areas and to adjacent LCAs and open views across the Crouch River channel.

- Seek to screen visual detractors (such as the A130 and A132 road corridors with shelterbelts).
- Seek to minimise the impact of visually intrusive new development on the wooded slopes.

Suggested Land Management Guidelines for LCA F12 of relevance include:

- Conserve and manage the existing mature hedgerow network.
- Conserve, manage and enhance woodland (semi-natural and ancient) and patches of woodland (consider use of traditional methods i.e. coppicing and pollarding).
- Conserve historic lanes.
- Plant half-standard trees within field boundaries to succeed over mature trees.

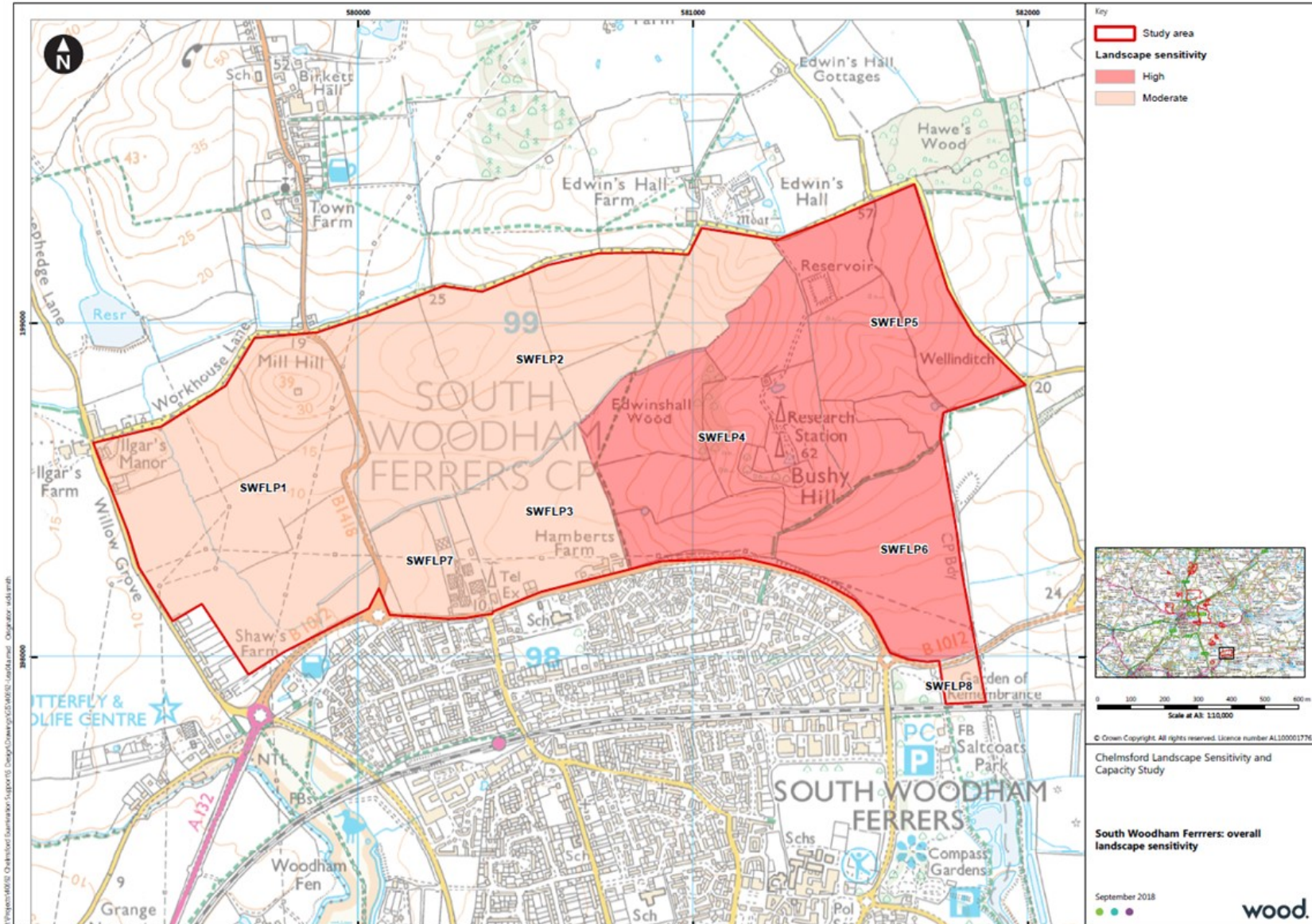
Suggested Planning Guidelines for LCA D9 of relevance to the Study Site include:

- Ensure that any new development is well integrated into the surrounding landscape, responds to historic settlement pattern and scale, and uses materials which are appropriate to the local landscape character.
- Conserve the rural character of the area.
- Ensure that new farm buildings are sensitively designed and located within the landscape to accord with existing character.
- Conserve panoramic long-distance views to adjacent character areas of drained and open estuarine marsh to the south.

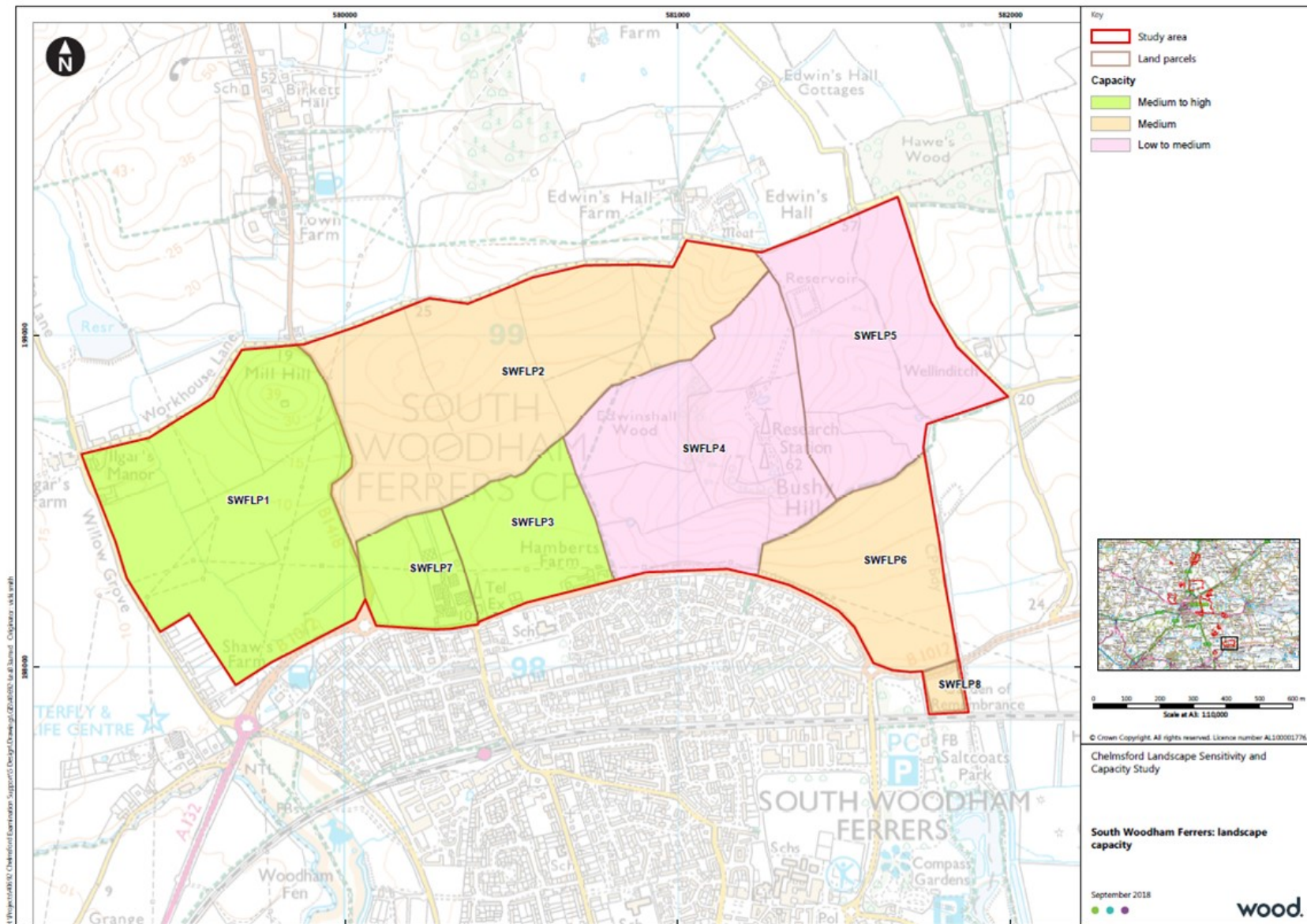
Suggested Land Management Guidelines for LCA D9 of relevance include:

- Conserve and restore the existing hedgerow network with particular emphasis placed on the planting and management of elm.
- Conserve historic lanes and unimproved roadside verges.
- Conserve and enhance the landscape setting of North Fambridge, Creeksea and other villages.

South Woodham Ferrers Landscape Sensitivity

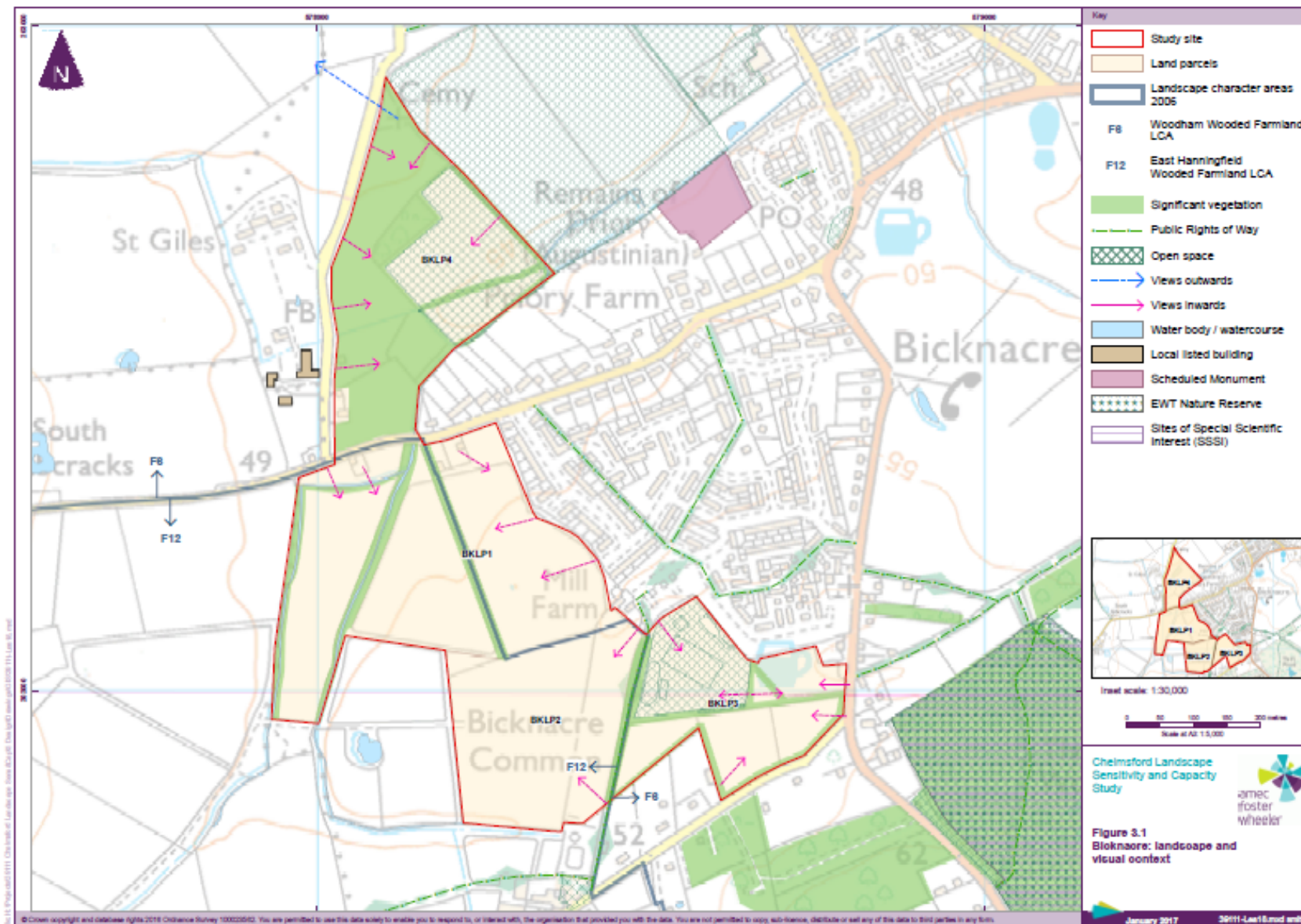


South Woodham Ferrers Overall Landscape Capacity



MATTER 6c Growth Area 3 Location 8 Bicknacre

Bicknacre Landscape and Visual Context



Document EB100A

This Study Site is located on the western and south-western edges of Bicknacre village within the south-western edge of the Woodham Wooded Farmland LCA (F6).

Parcel BKLP3 is judged to be of **low overall landscape sensitivity and high landscape value with a medium landscape capacity** for land apart from the public open space (i.e. paddocks/pasture to the south and east).

Settlement/ Locality	Parcel	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Bicknacre	BKLP3	<u>Low</u> to Moderate	Low	Low	High	Medium

Planning and Land Management Guidelines

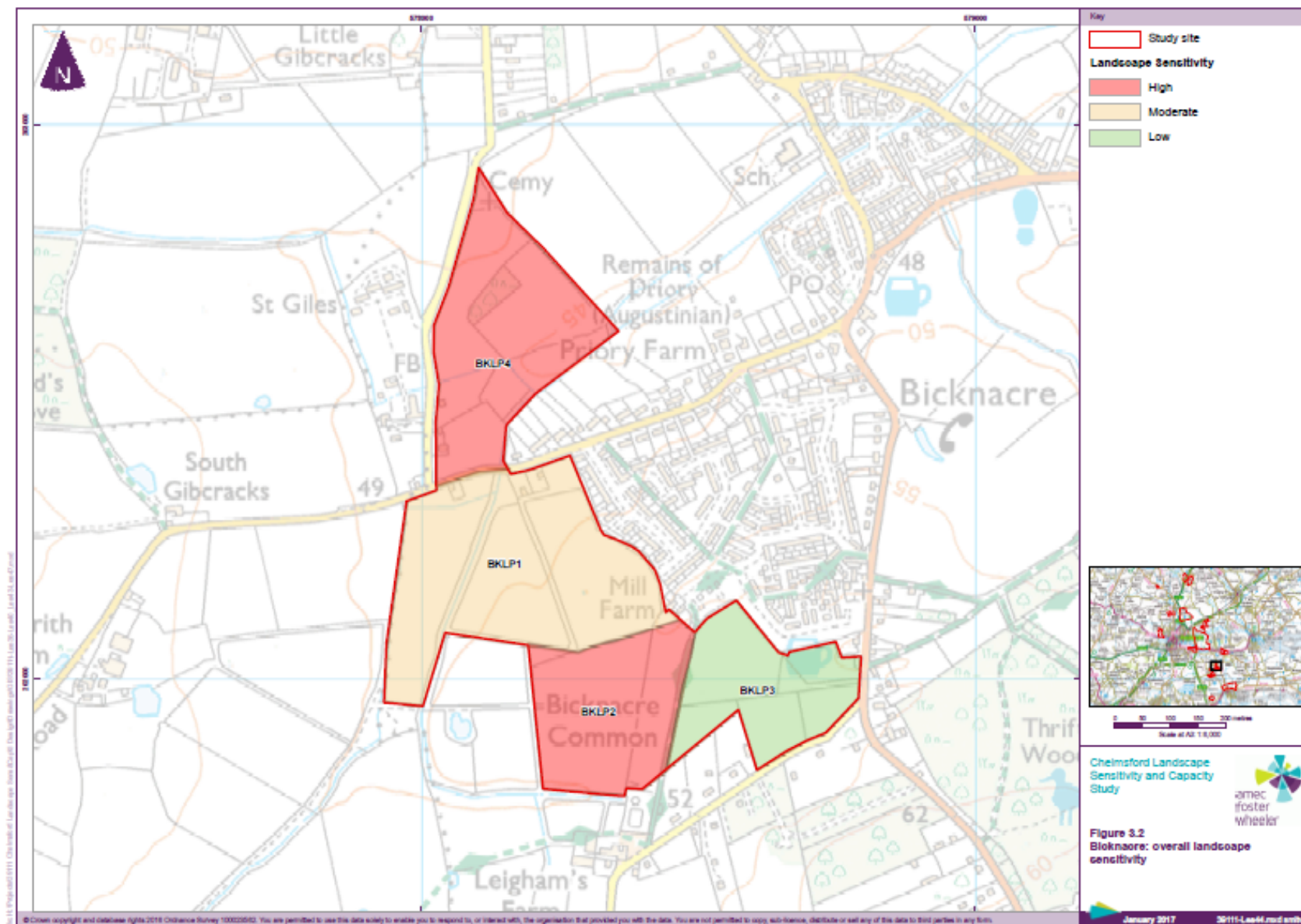
Suggested Planning Guidelines for LCA F6 of relevance include:

- Conserve the mostly rural character of the area.
- Ensure any appropriate new development responds to historic settlement pattern and uses materials that are appropriate to local landscape character. Such development should be well integrated with the surrounding landscape.

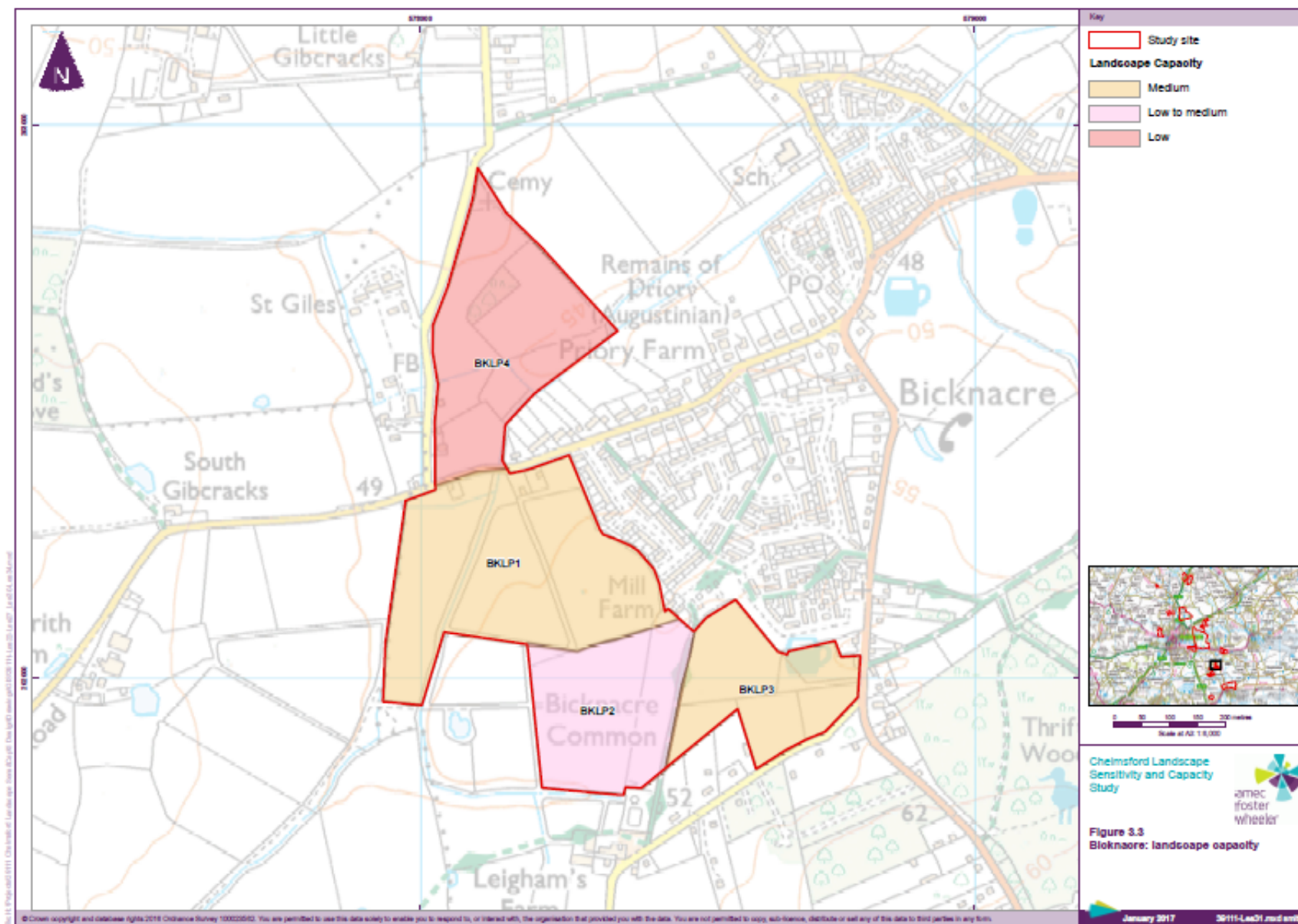
Suggested Land Management Guidelines for LCA F6 of relevance include:

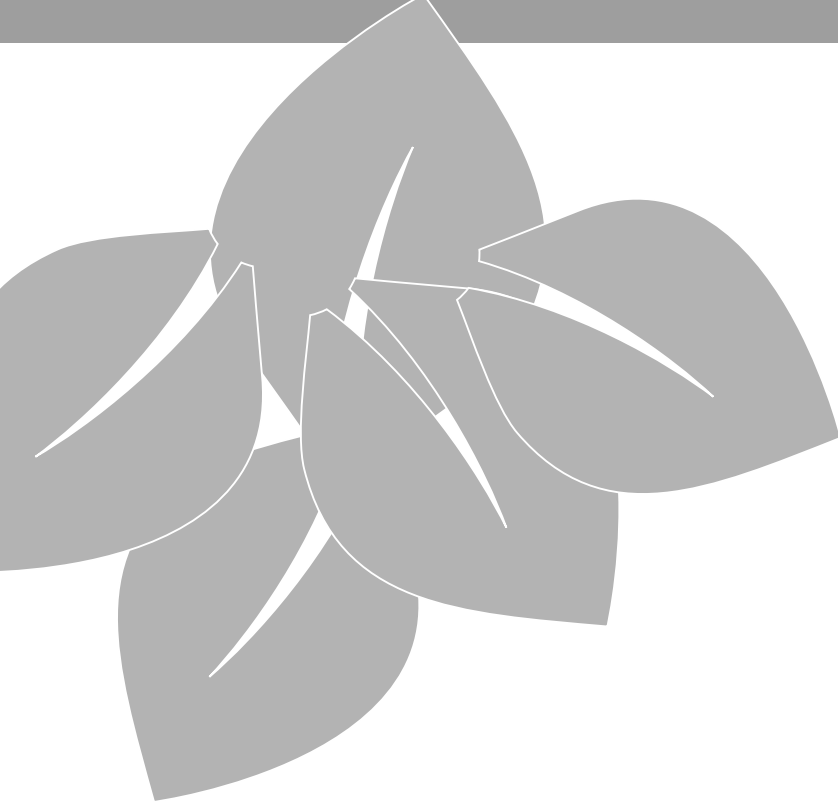
- Conserve and enhance the existing hedgerow network where gappy and depleted especially on property boundaries.
- Conserve, manage and enhance semi-natural and ancient woodland as important heritage, nature conservation and landscape features.
- Conserve historic lanes.
- Introduce a planting management programme to ensure future trees within hedgerows will succeed mature trees.

Bicknacre Landscape Sensitivity



Bicknacre Landscape Capacity





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