



## ALTERATIONS AND ADDITIONS TO CHELMSFORD POLICY BOARD

14 January 2021

### Item 5 – Masterplan for Land North of South Woodham Ferrers

Please see the attached documents on:

- Creating a walkable and healthy community
- Green infrastructure and green necklace concept

### Item 7 – Making Places Supplementary Planning Document

#### Appendix 1

The following additional comments should be added to Appendix 1: Chelmsford City Council Making Places Supplementary Planning Document (SPD) Feedback Report:

Comment ref ID	Name	Page	Paragraph/table/fig ref	Summary of Comments/Proposed change	Council comments
MPSPD9	Little Waltham Parish Council	27	Section 8	It should be a requirement for development that rather than erecting wooden panel fencing, natural hedging should be installed to delineate the boundaries between properties. Panel fencing often blows down and is often not sturdy whereas natural hedging is a good consumer of CO2 thus more environmentally friendly and also more visually pleasing.	Paragraph 8.54 seeks to encourage hedging for boundaries but to make it a requirement would be unreasonable as there is the need for different forms of boundary treatment in different settings.
MPSPD7	Mr Alan Garman	41	Section 9	Small developments of 1-3 houses including triple glazing, solar heating, heat pumps, wall and loft insulation should just be approved without question as long as there are checks to insure all of the above are incorporated when built. When built on small pockets of land it would improve the look of some villages. It should be easier to get approval for small developments like this to save large areas of farmland which are being built on to produce food.	There are a number of factors which have to be considered before planning permission can be granted for new homes. Energy efficiency is one consideration and is also required by building regulations regardless of the size of the development.

#### Appendix 2

The following changes should be made to Appendix 2: Schedule of proposed changes for Making Places Supplementary Planning Document:

Page	Paragraph/table/fig ref	Council comments
14	Paragraph 6.5	Amend paragraph to read:

Page	Paragraph/ table/ fig ref	Council comments
		<del>All development for net</del> Both new residential and non-residential <u>development uses</u> should consider the Essex Cycling Strategy, <del>and</del> the Chelmsford Cycling Action Plan, <u>and the Local Cycling and Walking Infrastructure Plan</u> in terms of how their proposed development <del>could feed into</del> <u>can connect into and enhance</u> the wider cycle network.....
17	Paragraph 6.20	Amend first sentence of paragraph to read: Parking standards may be <del>more</del> relaxed in urban locations with high levels of public transport accessibility. Add additional bullet point to read: <u>Preferred car bay size 5.5m x 2.9m (6m for parallel bay)</u>  Add additional paragraph after 6.20 to read: <u>On-street parking will only be considered where the development has been designed to incorporate an agreed level of un-allocated on-street parking in the form of parallel or angled parking bays, or parking squares.</u>

## **Item 8 – Planning Obligations Supplementary Planning Document**

### **Appendix 1**

The following changes should be made to Appendix 1: Chelmsford City Council Planning Obligations Supplementary Planning Document (SPD) Feedback Report:

Comment ref ID	Name	Page	Paragraph/ table/ fig ref	Summary of Comments/Proposed change	Council comments
PO(2020)SPD68	Essex County Council	46	12.4	Reference to both flexible use of space for community uses and specifically for library use is supported. Section 5.10 of the Guide seeks contributions to provide additional facilities where there is expected to be significant growth in population created by development, or where a new community remote from an existing provision is established. For provision of new libraries, including within community shared facilities, the process below is followed, with local district considerations taken into account: • Planning applications for developments with 20 or more dwellings will be considered • Other known growth in the area will be taken into account • Long term capacity and future requirements across the area Where the increase in projected population more than doubles an existing library catchment area, it is likely that a new facility or building will be required. Provision of this space could be as part of a shared community or educational facility for example – and would allow consideration to be made for varying scales of development.	Add text to confirm that provision of library space could be as part of a shared community or education facility to the bullet point in para 12.4. Amend the text in the second bullet point of paragraph 12.4 to read: Space for library use <u>which Essex County Council’s Developers’ Guide to Infrastructure Contributions (Revised 2020) provides guidance on the threshold and form that the contribution to library provision will take; but includes potentially being part of a shared community or education facility.</u>

### **Appendix 2**

The following changes should be made to Appendix 2: Schedule of proposed changes for Planning Obligations Supplementary Planning Document:

Page	Paragraph/ table/ fig ref	Council comments
46	12.4	Amend the text in the second bullet point to read:

		<ul style="list-style-type: none"><li>Space for library use <u>which Essex County Council's Developers' Guide to Infrastructure Contributions (Revised 2020) provides guidance on the threshold and form that the contribution to library provision will take; but includes potentially being part of a shared community or education facility.</u></li></ul>
--	--	---

# Land North of South Woodham Ferrers

## Creating a walkable and healthy community

Key to the development is the creation of a sustainable community which has integrated with the existing settlement facilitating and encouraging sustainable transport that will encourage healthy lifestyles.

### Facilitating Sustainable Transport

Collectively, the sustainable transport measures will facilitate modal shift and reduce private car use and vehicle emissions. This helps reduce local air pollution, and supporting a healthy environment. Key measures to enhance sustainable travel include:



The development aims to create a low traffic neighbourhood to dissuade people from using cars, with the layout designed to promote walking and cycling links to key local amenities and transport services including the train station.



Provision of smart electric vehicle (EV) charging points in all homes and a number of community charge points



Provision of a wide range of uses and activities on the site so that a self-sustaining community



Smarter Choices initiatives including Travel Guides and Plans to allow existing local residents to use the opportunities to walk, cycle and travel by bus, created through the proposed development with the objective of reducing base traffic flows.



Homes designed to facilitate home working with flexible spaces along with the provision of high speed internet connectivity.

### Sustainable Location

The sustainable location of the development and promotion of walking, cycling and public transport will support healthy lifestyles, reduce social isolation, and support local community services.



#### Walking and Cycling Strategy

Enhanced connections to South Woodham Ferrers, including the rail station with new and upgraded crossing points on Burnham Road.

Provision of over 10kms of walking and cycling routes that all connect into the existing rights of way/footpath and cycleway network.

Provision of a new bridleway route that links existing routes in the east and west together.

Reduction of speed on the Burnham Road to facilitate safe crossing arrangements and provision of six safe crossing points.

Improvements to the existing right of way network

Provision of secure cycle storage in all new homes

Cycle proficiency classes to encourage use of the bike in favour of the car.

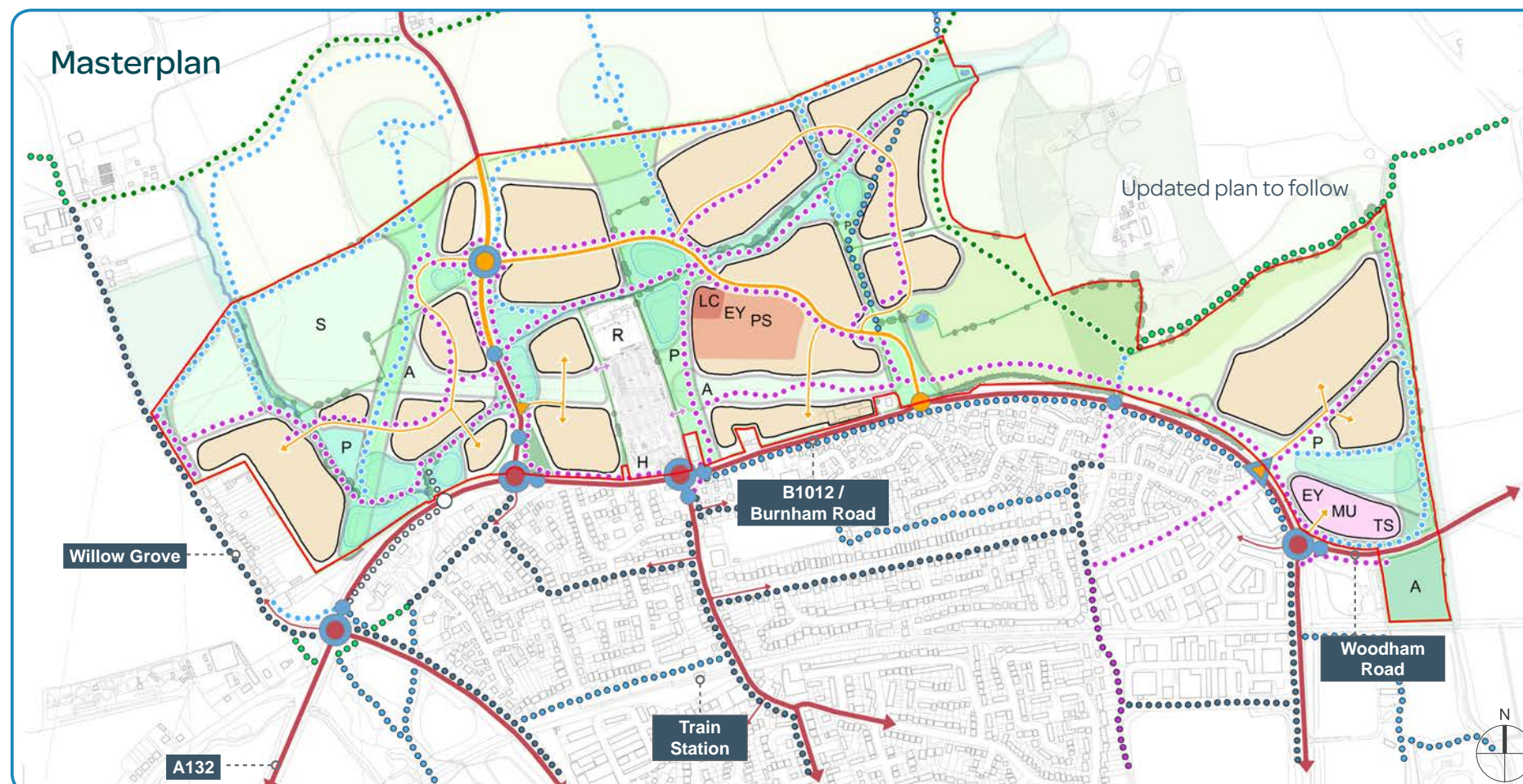


#### Bus Strategy

Primary route designed to accommodate the 36 bus service through the site and potential to increase its frequency.

Opportunity to improve other local services such as to Wickford.

Provision of improved/new bus services early in the development of the site and use of Travel vouchers to encourage use of bus services over use of the car.





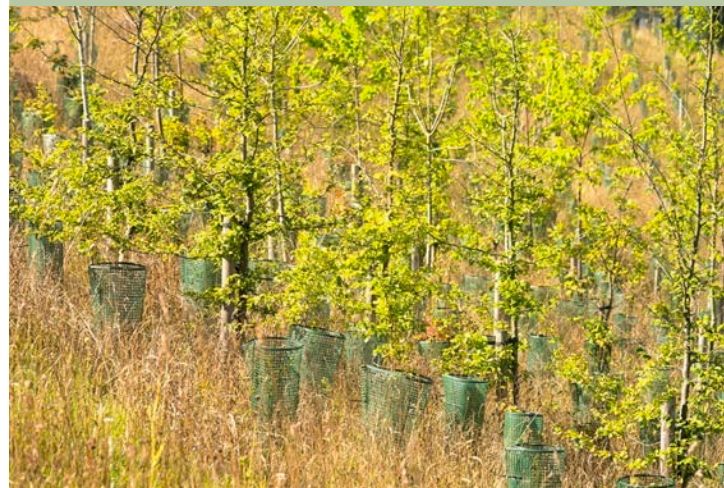
# Land North of South Woodham Ferrers

## A development designed to create a healthy environment

The development at South Woodham Ferrers aims to create an active environment which is sustainable, delivers high quality homes and enhances the environment.

### Active Environment and Connectivity

The development will provide a range of active environmental benefits and connectivity through:



- Provision of over 10km of footpaths and cycleways, connecting to the existing network.
- Creation of over 43 hectares of amenity and natural green space.
- Over 1 ha of play areas.
- Provision of 8.6ha of sports fields.
- 1.88 ha of allotments across the site.
- All open spaces and activities connected through the green infrastructure.
- Active street design which prioritises walking and cycling.

### Biodiversity

The development aims to protect and enhance site habitats to deliver a 10% net gain in biodiversity through measures including:



- Retaining hedgerows and filling in hedgerow gaps.
- Retention of existing grassland areas.
- Restoration and enhancement of the habitat area to the south of Bushy Hill.
- Creation of new habitats including wildflower meadows, community orchards, woodland, and wetland habitats through the SuDS scheme.
- Tree planting which will exceed tree loss including 1 new tree for every new resident
- Specification of native tree species.
- Use of use climate tolerant species where appropriate.

### Design of Homes and Spaces

New homes will be designed to provide residents with healthy living environments. The design of the development will include:



- The provision of a wide range and mix of housing including 35% affordable homes.
- Homes designed to comply with the Nationally Described Space Standards.
- Design of homes which prioritise natural daylight and comfortable living environments.
- Homes designed to include flexible spaces which are adaptable for the future.
- Provision of low energy new homes reducing energy costs for residents

### Environmental Sustainability

The development will protect and enhance the environment through:



- Reducing local air quality effects through measures such as a sustainable travel plan.
- Design of energy efficient buildings which reduce energy use fabric and energy efficiency measures.
- Responsible sourcing of materials including using sustainable timber.
- Local suppliers and local labour.

# Land North of South Woodham Ferrers

## Climate Change Mitigation and Adaptation

The UKCP18 climate projections show the UK will experience rising annual temperatures, reducing summer rainfall, increasing winter rainfall and an increase in extreme weather events. The development designed to be highly resilient to this future climate and minimise its impact on climate change.

### Design of Homes and Spaces

To mitigate the impact of the development a range of measures will be incorporated to reduce the carbon emissions of the development through construction and operation, including:



- Assessment of the embodied carbon of new buildings and reduction of carbon emissions by 10%
- Delivering homes which achieve a 19% carbon reduction beyond the requirements of Part L 2013.

The detailed design of the development will explore options for development to make use of additional low carbon, renewable energy systems such as heat pumps and solar PV..

### Water

To reduce the use of potable water new homes and buildings will be designed to reduce water consumption, including:



- Homes designed to achieve a water consumption rate of 110 litres/person/day; and
- Non-residential buildings to reduce water consumption by 25% in accordance with the BREEAM water efficiency Wat01 credits.
- Waste water heat recovery
- Water butts in gardens

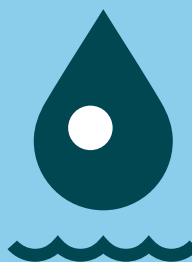
### Carbon Sequestration

The significant provision of new woodland proposed and management of existing woodland has the potential to support the Council's tree planting programme and help sequester carbon potentially saving over 600 tonnes of carbon.



### Overheating

To minimise the risk on increasing summer temperatures and overheating all buildings will undergo thermal dynamic modelling using future climate projections to inform design to minimise overheating.



### Flood Risk

To minimise the risk of increased winter rainfall and flooding to the site the development area is located in an area at low risk of flooding and will include a surface water drainage system designed to accommodate a 1 in 100 year storm event including a 40% allowance for climate change.



# Land North of South Woodham Ferrers

## A development that creates an inclusive community

The story around reducing the reliance on the car has already been told earlier.

This sub text should elaborate on the concept and benefits of inclusive communities



### Supporting and Engaging Communities

We want to leave a positive legacy through our work with existing communities and to ensure that we deliver benefits for them and create more resilient and sustainable places. At South Woodham Ferrers this includes:

- Provision of community facilities as part of an inclusive development that brings new and existing residents together, including provision of a central Local Centre, and employment space.
- Play areas and green spaces that can be designed through local engagement.
- Potential for community involvement in the long term management of the site.
- Potential for new primary school and nursery facilities where parents will be able to meet and form new social groups.
- Community events that encourage use of the extensive open space provided for example cycling classes.
- Creation of a sports hub available to new and existing residents.



### Improving Access to Education Skills and Employment

The development will help improve access to education and employment space through the provision of a new primary school and employment spaces. In addition through the construction phase Countryside will provide local training and skills development, aiming to provide:

- More local people in employment.
- More opportunities for disadvantaged & disabled people.
- Improved skills for local people.
- Improved employability of young people.

The provision of education and employment space will deliver local social value and benefit.



### Access to Sustainable and Healthier Food Environments

The proposed development will include opportunities for local growing including:

- 1.88 hectares of allotments located in accessible locations across the masterplan.
- Opportunity to create a community garden.
- Fruit trees could be incorporated into the landscaping scheme.

## Land North of South Woodham Ferrers - Green Infrastructure / Green Necklace Concept

---

1. This note has been produced to accompany the Green Infrastructure / Green Necklace Concept diagram, referred to as the green circle in the masterplan.
2. The submitted Masterplan Framework Document (MFD) outlines the thinking behind the green necklace concept.
3. This proposes that the allocation and its surrounding landscape assets can be used to form an arc of attractive multifunctional green spaces around the northern edge of the town, completing the ring of similar spaces that currently exist.
4. The attached plan shows an evolution of that concept. It shows the green infrastructure of the emerging masterplan as an interconnected network of landscape features and green spaces linked with routes for pedestrian and cyclists.
5. The strategy is formed of four key elements:
  - i. Areas of high ground with long views
  - ii. Woodland
  - iii. Open spaces
  - iv. Public Rights of Way and routes

### **Areas of high ground with long views**

6. Mill Hill is a prominent local landmark with expansive views over the town and the River Crouch beyond. This would form a destination viewpoint with seating and interpretation.
7. The area of high ground to the east is being called Hullbridge Hill, forming a visual link to the south though the site, toward Hullbridge and Marsh Farm Roads and the former ferry crossing to Hullbridge. This would form a secondary destination viewpoint with seating and interpretation. The area lies beyond the allocation but can be linked to the site with a new permissive route. A view south east to the estuary can also be incorporated.





### Woodland

8. Edwin's Hall Wood lies on the western slopes of Bushy Hill beyond the allocation and forms a distinctive feature in the local landscape and forms part of the Local Nature Reserve.



9. As part of the landscape strategy for the mitigation of views, biodiversity enhancement and carbon capture three new areas of woodland area are proposed totalling over 10ha. The area north of Mill Hill, which potentially extends to 4.5ha subject to more detail, would complement the wildflower grassland on the southern slopes.





Image - Tree planting at Great Kneighton Country Park, created through the allocated development at Great Kneighton.

10. The areas to the east form an extension to Edwin's Hall Wood and the tree cover on Bushy Hill, and the reinforcement of the treeline along the bridleway.



### Open spaces

11. The open spaces proposed as part of this strategy are as follows:

#### Landscape buffer

12. These areas lie on the boundary of the site and comprise planted green corridors. The buffer to the north provides a linkage between the Hullbridge Hill and the footpath to Edwin's Hall Farm. The buffer to the east provides an additional offset and landscape mitigation in views from the east.

#### Community Open Space

13. This area runs through the heart of the development, linking the town to local centre, school and key green infrastructure. It will contain major play spaces, routes and drainage infrastructure. The area at the northern end forms the gateway into the countryside beyond.



Image - Community open space at Beaulieu.



### Grassland

14. This area falls partly within the Local Nature Reserve and would significantly extend the area of grassland. This area would be managed for informal recreation and biodiversity.

### Sports Facilities

15. The sports facilities are the subject of more detailed study in the MFD. It lies on an area of level ground with good access by foot, cycle and within easy reach of the B1418 for visiting teams. The area for pitches would be complemented with changing and parking facilities, in conjunction with a destination play space, forming a multifunctional active recreation hub for the town. The pitches are outside of any utilities easements.



Image - Formal sports facilities brought forward at Kingsmere, Bicester.



16. Children's play areas (LEAP) and Children's and teen areas (NEAP) are also incorporated into this area to form a destination playspace.





### Stream Corridor

17. The central stream corridor and treeline forms a strong green spine running through the centre of the site and would be retained as the backbone of the green infrastructure network. The corridor would be multi-functional, incorporating amenity space, opportunities for play, SUDS and water management, and biodiversity benefits where possible.



### Allotments

18. The allotments are proposed in three locations within the masterplan to enable access for all residents. The area east of the Garden of Remembrance is also shown as allotments as this is an area identified by the Town Council.



### Public Rights of Way and routes

19. The elements described above would be linked through series of routes that complement and enhance the existing Rights of Way network.
20. The spaces proposed would be linked by foot and cycle connections to ensure that residents of all ages and abilities have access to the assets within and around the site.
21. A new bridleway route is shown within part of the site to the east and up to Edwin's Hall Road to connect Route 25 to Route 21 across the site.

