

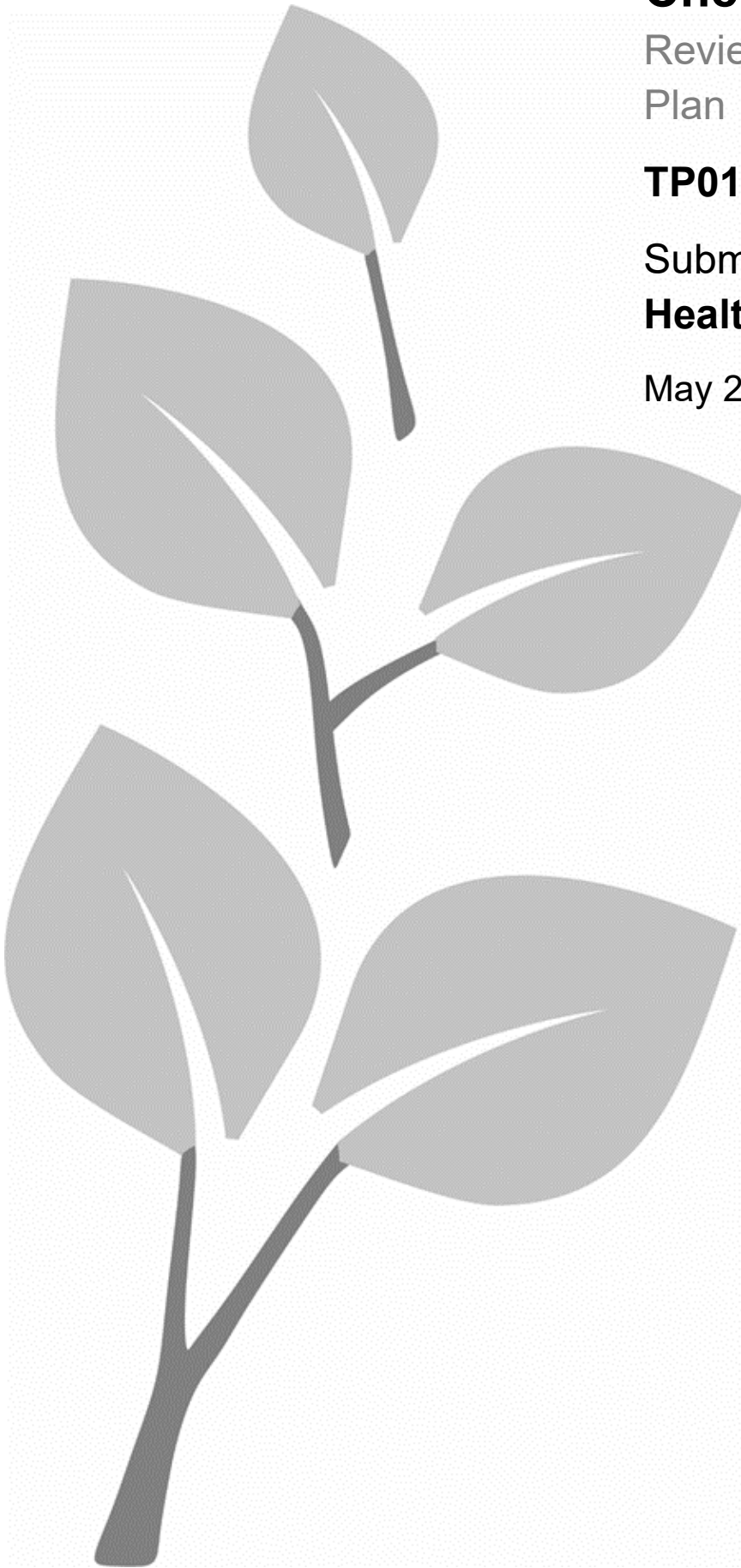
Chelmsford Local Plan

Review of the adopted Local Plan

TP013

Submission Topic Paper:
Health and Wellbeing

May 2026



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1. Purpose

- 1.1. This Topic Paper is one of a number produced by Chelmsford City Council (CCC) to provide background information and context of how the Local Plan has been formulated. This topic paper covers Health and Wellbeing and how the Local Plan will respond to updated national policy, local evidence, consultation feedback and the wider determinants of health to ensure development contributes positively to physical, mental and social wellbeing.
- 1.2. Topic papers have been refreshed and updated during Local Plan Review process to ensure the latest information/position is available. This topic paper updates the Pre-Submission Health and Wellbeing Topic Paper ahead of submission following:
 - An analysis of the Pre-Submission Local Plan consultation responses
 - Publication of the Focused Consultation Additional Sites Document and analysis of the consultation responses
 - Finalisation and updating of evidence base documents
 - Outcomes of ongoing cooperation and work to address any outstanding potential cross boundary impacts.
- 1.3. This Topic Paper also reflects suggested additional changes to the Local Plan as set out in the 'Schedule of Proposed Modifications, May 2026' (SD005). These changes do not affect the soundness of the Local Plan and are in response to comments made to the Pre-Submission Local Plan and Focused Consultation Additional Sites Document. They are also proposed to ensure that the submitted Local Plan reflects the latest position and is consistent.
- 1.4. The main issues covered by this Topic Paper are:
 - Strategic Priority 7 – Creating well designed and attractive places, and promoting the health and wellbeing of communities
 - Strategic Policy S4 – Conserving and Enhancing the Natural Environment
 - Strategic Policy S9 – Infrastructure Requirements
 - Strategic Policy S14 – Health and Wellbeing, and
 - Relevant Development Management Policies related to health and wellbeing.
- 1.5. This Topic Paper sets out the rationale for Chelmsford City Council's approach to health and wellbeing in the submission Local Plan. It explains how health and wellbeing considerations have informed the Plan's strategy, policies and site selection, and how the Local Plan seeks to promote healthy, inclusive and safe communities in accordance with national planning policy.
- 1.6. The paper summarises the relevant national policy and guidance, local strategies and evidence base that underpin the Plan's approach and explains how these have been taken into account through policy development, consultation and monitoring. It also signposts to the findings of the Integrated Impact Assessment, including the Additional Sites Addendum, which has assessed the likely health and wellbeing effects of the Plan and identified appropriate mitigation.

- 1.7. This Topic Paper supersedes the Pre-Submission Health and Wellbeing Topic Paper published in February 2025 (TP005), which included versions published at Issues and Options, and Preferred Options as Appendices.

2. Introduction

- 2.1. The review of the adopted Chelmsford Local Plan commenced in Winter 2021 and following consultations in 2022 and 2024, the Pre-Submission (Regulation 19) version was published for consultation in Spring 2025. A further focused stage of consultation on proposed additional sites to add to the Pre-Submission (Regulation 19) Local Plan ran from late November 2025 to early January 2026. This further consultation was undertaken to ensure sufficient land for new housing and employment development is identified particularly in the first 5 years of the plan's adoption.
- 2.2. The Local Plan submitted for examination comprises the Pre-Submission (Regulation 19) Consultation Document, February 2025 and the Focused Consultation Additional Sites (Regulation 19) Document, November 2025. If found sound following the examination, these documents will be incorporated together in a single new Local Plan before being finalised for adoption.

3. Background

- 3.1. The administrative area of Chelmsford has a population of approximately 181,500 people. The population size has increased by 7.8%, from 168,300 in 2011 to 181,500 in 2021 (Census 2021). Population forecasts predict an increase in population in Chelmsford of 7.4% between 2022 and 2032 (ONS 2022).
- 3.2. In terms of this population change by group, there has been an increase of 26.0% in people aged 65 years and over from 2011 to 2021, an increase of 3.3% in people aged 15 to 64 years, and an increase of 8.3% in children aged under 15 years. In 2032, 20% of the population in Chelmsford are projected to be aged 65 years or over, up from 18% in 2022 (ONS 2022).
- 3.3. As noted in the Chelmsford Health and Wellbeing Plan, the health of people in Chelmsford is generally better than the England average. The Essex Communities Needs Index also shows that on average, Chelmsford is among the best equipped for civic assets concerning community, civic, educational and cultural assets and the extent to which people have access to key services and generally has active and engaged communities. However, at smaller geographical levels, there are pockets of deprivation and higher levels of community need when compared to the district level (Chelmsford Health and Wellbeing Plan, 2022). For example, life expectancy is 6.3 years lower for men and 4.3 years lower for women in the most deprived areas of Chelmsford than in the least deprived areas.

- 3.4. A wide range of factors beyond a person's physical health and mental wellbeing influences their health and wellbeing; issues such as lifestyle, social networks and community, unemployment, poor housing, and feeling unsafe can all impact mental and physical health. The built and natural environment, infrastructure, local economy, availability of services supporting the community also all play a crucial role in influencing our health and wellbeing. These are often called the wider determinants of health. The design and use of places where people live, work and spend leisure time are therefore really important. Well-designed places influence the quality of health and wellbeing of residents, influence safety and security, and provide inclusion and sense of community cohesion. This can include:
- Green infrastructure and natural habitats
 - The built environment – buildings, streets, routes
 - Housing – availability of a mix of home types and tenures
 - Local economy and employment
 - Active and sustainable travel
 - Access to local services and community facilities – social networks, shopping and learning.
- 3.5. Community assets are an important part of the fabric of communities and ensuring that they are accessible to all members of the community can build the long-term sustainability of a community. They include uses such as schools, health and recreation facilities, community halls, places of worship, local shopping parades and arts and cultural facilities.
- 3.6. High quality design is also essential to making places more attractive, locally distinctive, sustainable and safe. Good design can help reduce and mitigate the impacts of climate change, promote healthier lifestyles and create safer and more accessible places for people to live in or visit.
- 3.7. Supporting healthy lifestyles also extends to healthier food environments. The [Public Health England](#) publication (February 2020) provides information on promoting local healthy weight environments. This includes a focus on healthier food and active environments. Encouraging access to healthier food and drink options through the local food environment can be achieved, for example with local planning controls on hot food takeaways, active travel and physical activity through the design of neighbourhoods. This can all apply in a variety of settings including the high street, areas of new housing and commercial development.
- 3.8. An [Addendum](#) to the Public Health England's guidance was published in February 2021 provides an update for planning for a healthier food environment, specifically in relation to hot food takeaways retail uses in light of changes to the Use Class Order (UCO).
- 3.9. As noted above, active and sustainable travel is another important factor for communities' health and wellbeing. The Town and Country Planning Association (TCPA) promote a [20-minute neighbourhoods](#) concept whereby most of people's daily needs can be met within a short walk or cycle. There are multiple benefits seen including people becoming more active, improving their mental and physical health; traffic is reduced, and air quality improved; local shops and businesses thrive; and people interact with their community. In 2023, the TCPA also published a guide to [Neighbourhood planning and 20-minute neighbourhoods](#) which

continues to promote the concept to communities in helping them to design environments that are healthier and build thriving places for all.

- 3.10. Sport England also encourage the use of [Active Design Principles](#) based on 10 principles that also promote activity, healthy and stronger communities through the design of communities. This is also reflected in the [National Design Guide](#) (2021) which sets out ten key characteristics for well-designed places, including identity and movement, public spaces with good access to a mix of uses and facilities, mixture of housing types and tenure, comfortable and safe internal and external layouts and walkable neighbourhoods.

4. Policy Context

- 4.1. All policies in the Local Plan must be positively prepared, justified, effective and consistent with national policy. The National Planning Policy Framework (NPPF) sets out the overarching planning policy framework, supported by the National Planning Practice Guidance (PPG).
- 4.2. The adopted Local Plan was examined under the 2012 NPPF. There have subsequently been updates to the NPPF and the Review of the Local Plan has been considered against the requirements of more recent national planning policy and guidance, including the December 2023 NPPF. Further detail on these key changes for consideration is set out in the table below, included under the section 'NPPF December 2023 Checklist'.

National policy context

- 4.3. All relevant national planning policy and guidance have been considered in the Local Plan. Section 2 of the National Planning Policy Framework December 2023 (NPPF) Achieving sustainable development – social objective “to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being”.
- 4.4. Paragraph 20 of the NPPF, states that ‘strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for c) for community facilities (such as health, education and cultural infrastructure)’.
- 4.5. Section 8 of the NPPF focuses on promoting healthy and safe communities. This section in particular outlines planning policies should aim to achieve healthy, inclusive and safe places and outlines criteria such as promoting social interaction, safe and accessible places, and enable and support healthy lives through both promoting good health and preventing ill-health for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

- 4.6. The NPPF is clear that provision should be made for community facilities and services, including social, recreational and cultural facilities, shared spaces and that these should be protected against the unnecessary loss of valued facilities and services. Established shops, facilities and services can develop and modernise and be retained for the benefit of the community. An integrated approach should be taken to considering the location of housing, economic uses and community facilities and services.
- 4.7. The NPPF places emphasis on faster delivery of public services infrastructure such as health, blue light, adult education, university and criminal justice facilities working proactively and positively with promoters, delivery partners and statutory bodies to meet these needs. It also highlights the importance, for example of sufficient early years, school places and post 16 places to meet the needs of existing and new communities and that a proactive, positive and collaborative approach is needed to identify and resolve key planning issues.
- 4.8. The NPPF also focuses on access to a network of high-quality open spaces and opportunities for sport and physical activity for the health and wellbeing of communities. This also has wider benefits for nature and addressing the impacts of climate change. The Local Plan should be based on robust and up to date assessment of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.
- 4.9. Section 12 of the NPPF focuses on achieving well-designed places. In particular paragraph 131 outlines the need for clear design expectations and the creation of high-quality places. Paragraph 135f is clear that planning policies should ensure that development create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. Para 136 focuses on the requirement for tree planting and paragraph 137 discusses the need for design quality and style to involve the community.
- 4.10. Paragraphs 001 Reference ID: 53-001-20190722 to 012 Reference ID:53-012-20190722 and paragraph 013 Reference ID: 53-013-20220807 of the PPG set out the key areas in relation to healthy and safe communities within plan making. Key points for consideration include:

Achieving healthy and inclusive communities	Planning and health are considered in two ways: in creating environments that support and encourage healthy lifestyles, and to identify and secure health and care facilities. Engagement between plan-making bodies and relevant health and wellbeing organisations is important.
Healthy Places	The PPG sets out that healthy place is 'one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing'.
Creating a healthier food environment	Planning can influence the built environment to improve health and reduce obesity and excess weight in local communities. Opportunities for communities to access a wide range of healthier food production and consumption choices can be supported by the planning process.

	Planning policies and supplementary planning documents can, where justified, seek to limit the proliferation of particular uses where evidence demonstrates this is appropriate (and where such uses require planning permission). Engagement is needed with local public health colleagues and Health and Wellbeing Boards for evidence.
Support the delivery of sufficient school places	Plans should seek to meet the development needs of their area, including community facilities such as schools. They should, at the most appropriate level, allocate sufficient suitable land for schools to meet the need anticipated over the plan period, taking into account needs that may cross local authority boundaries. Precise site allocation policies provide clarity and certainty by identifying the total amount of land required for education use.
Supporting safe communities	Planning provides are an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides. Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well, and which do not need subsequent work to achieve or improve resilience.

4.11. The [National Design Guide](#) also focuses on health and wellbeing in the following sections:

Identity	Well-designed places, buildings and spaces have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion.
Movement	A well-designed movement network defines a clear pattern of streets that is safe and accessible for all and promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion.
Nature	Well-designed places provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.
Public Spaces	Well-designed places include well-located public spaces that support a wide variety of activities and encourage social interaction, to promote health, well-being, social and civic inclusion.
Homes and buildings	Well-designed homes and buildings provide good quality internal and external environments for their users, promoting health and well-being, and relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion.
Resources	A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being.

Local Policy context

Current policy

4.12. In addition to changes in national planning policy and guidance, the review of the adopted Local Plan has considered the achievability and effectiveness of health and wellbeing policies in decision making in the adopted Local Plan (2020), as well as new corporate priorities and strategies of the Council. This includes:

- Policy performance issues identified through the Council's latest published [Monitoring development](#) Plan. Relevant policies include S4 and S9. The latest AMR does not identify any implementation issues
- The adopted [Making Places Supplementary Planning Document](#) (SPD) (January 2021) seeks to promote and secure high-quality sustainable new development. This provides good practice examples on how development can go beyond planning policy requirements to improve resident's quality of life, health and wellbeing
- The Council's [Our Chelmsford Our Plan](#) was updated in 2023. The strategy includes priorities to reduce health inequalities and social isolation and provide access to sport, leisure and recreational activities that encourage healthy, active lifestyles
- The [Chelmsford Health and Wellbeing Plan](#) (2022) identifies population needs and key priorities, and actions to be taken to address them as part of the wider health system. There are five key priority areas identified and the planning system can play a role in contributing towards these through the wider determinants of health. The five strategic priorities are physical activity and health weight, alleviate loneliness and social isolation, improve poor housing, enable people to 'agewell' in Chelmsford, and reduce alcohol, substance misuse and behavioural addictions (including supply of illegal substances)
- The Essex Design Guide provides supplementary guidance on [Health Impact Assessments \(HIA\)](#). It provides in-depth information on what needs to be considered when looking at health, wellbeing and the environment
- The [Sport England Active Design Principles](#) should underpin all new development are also embedded within the guide
- The [Livewell Development Accreditation Scheme](#), supported by EPOA provides a practical way for developers and housebuilders to demonstrate incorporation of wider elements of health and wellbeing throughout the development design
- The [National Design Guide](#) sets out priorities for well-designed places within ten key characteristics. It is based on national planning policy and practice guidance and includes good practice examples
- The Council continues to engage with the Mid and South Essex Integrated Care Board to support alignment between planned growth, health infrastructure provision, and wider preventative health priorities.

4.13. The Council consulted on an updated draft Planning Obligations Supplementary Planning Document alongside the Pre-Submission (Regulation 19) Local Plan Document. This SPD was revised to reflect changes to national planning policy guidance, proposed modifications to the Local Plan and new local strategies and policy guidance. It refers to the latest published Infrastructure Delivery Plan which sets out what infrastructure is required to support the Local Plan and in turn the delivery of well-designed and healthy places to live

and work. Representations on the Draft Planning Obligations SPD were reviewed at Chelmsford Policy Board in January 2026 and modifications to the document incorporated in the revised evidence base document (INF011) [Chelmsford Local Plan Planning Obligations Supplementary Planning Documents \(January 2026\)](#).

Co-operation with Key Stakeholders

- 4.14. The Council is committed to co-operating with other bodies on strategic planning matters. The Duty to Co-operate Strategy was reviewed and adopted in January 2022.
- 4.15. The Duty to Co-operate (DtC) was introduced through the Localism Act 2011, and until recently set out in the [2024 National Planning Policy Framework \(NPPF\)](#) (from Paragraph 24). However, this formal duty was removed from 25 March 2026 following introduction of the [Levelling-up and Regeneration Act 2023 \(Commencement No. 11 and Saving and Transitional Provisions\) Regulations 2026](#).
- 4.16. The Council has made every effort to seek co-operation on cross-boundary and strategic planning matters in a focused, positive and structured way throughout the plan-making process. These discussions have helped to formulate the Local Plan, and we will continue to engage positively with key stakeholders as the Plan progresses through its examination and on its implementation once adopted. Evidence of engagement work carried out is set out in Statements of Common Ground and the Statement of Cooperation (SD004) (Available online via [Local Plan Review](#)).
- 4.17. The strategic matters for the Review of the Adopted Local Plan are identified as follows:
- Delivering homes for all including Gypsy and Traveller and Travelling Showpeople accommodation
 - Jobs and economy including green employment and regeneration
 - Retail, leisure, and cultural development
 - Sustainable transport, highways and active travel
 - Climate change action and mitigation including flood risk and zero carbon
 - Natural and historic environment including increased biodiversity and green/blue/wild spaces and connectivity of ecological networks
 - Community infrastructure including education, health and community facilities
 - Utility infrastructure including communications, waste, water and energy
 - London Stansted Airport future airspace redesign.
- 4.18. The following issues raised by key bodies have been taken into account in formulating the policy approach towards Health and Wellbeing in the Local Plan.
- 4.19. Changes to Strategic Policy S14 Health and Wellbeing have been made following comments from Essex County Council (ECC) and Mid and South Essex Integrated Care Board (ICB).
- 4.20. In response to ECC's comments changes include emphasising the wide range of functions and benefits that green and blue infrastructure can have for people and wildlife, the need for housing to be more readily adaptable to the changing requirements of occupiers, particularly

those with physical and mental disabilities, the requirements and process for Health Impact Assessments and further references to the Essex Design Guide and Chelmsford Food Plan. This is described further in the CCC and ECC Statement of Common Ground (SOCG021) and demonstrates that there are no areas without agreement or unresolved strategic matters.

4.21. In response to Mid and South Essex Integrated Care Board (ICB) comments, the Local Plan has been amended to be clearer that all larger scale developments should be the subject of a health impact assessment (Statement of Common Ground SOCG039 refers).

Integrated Impact Assessment (IIA)

4.22. The Council has carried out an ongoing Integrated Impact Assessment (IIA) as the Local Plan has developed. The IIA assesses the following aspects of sustainable development:

- Sustainability Appraisal (SA)
- Strategic Environmental Assessment (SEA)
- Habitats Regulations Assessment (HRA)
- Equality Impact Assessment (EqIA)
- Health Impact Assessment (HIA)

4.23. The SA, SEA and HRA are a requirement of national policy. The HIA and EqIA are voluntary, but the Council believes they will help to provide a complete picture of the sustainability of the Review of the Local Plan.

Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA)

4.24. The IIA identifies the key sustainability issues for the Review of the Local Plan, which feed into a framework of 14 objectives against which proposals are assessed. It covers the potential environmental, social, economic and health performance of the Local Plan and any reasonable alternatives. It has been used at each stage of the Review, and been subject to separate consultation, as follows:

- Scoping Report – Spring 2022
- Issues and Options – Summer/Autumn 2022
- Preferred Options – Spring 2024
- Pre-Submission – Spring 2025
- Additional Sites – Winter 2025

4.25. The key sustainability issues and Appraisal Framework Objectives relating to this Topic Paper are:

Appraisal Framework Objective	Key Sustainability Issue
1. Biodiversity and Geodiversity: enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network	Biodiversity, Fauna and Flora Human Health
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living	Population Human Health
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area	Population Human Health
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth	Population Human Health Air Climatic Factors
10. Air: To improve air quality	Air Human health Biodiversity, Fauna and Flora

4.26. The main IIA report for the Local Plan is the Pre-Submission IIA (January 2025), which:

- provides baseline information for the key sustainability issues
- sets out the assessment framework and methodology
- contains the detailed assessment of the Local Plan requirements, allocations and policies
- sets out an assessment of alternatives
- reviews cumulative effects.

4.27. This was supplemented for the Additional Sites consultation with an IIA Addendum (November 2025), focusing on the proposed changes including the allocation of new and enlarged sites, and consequential amendments to Strategic Policies S6 and S7.

4.28. The two documents should be read together to provide full assessment outcomes for the Local Plan. However, it should be noted that in specific areas the figures quoted in the Pre-Submission IIA will have been superseded by those in the IIA Addendum, such as the increased requirements for housing and employment development.

4.29. Chapter 7 of the Pre-Submission IIA presents the appraisal of the cumulative effects of the Pre-Submission Local Plan. The appraisal (Table 7.1) highlights that the majority of the IIA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Local Plan.

4.30. Chapter 8 of the Pre-Submission IIA sets out significant positive effects of the Local Plan on housing, economy, health and well-being and townscape enhancement.

4.31. In terms of housing, development proposals are careful to ensure that homes, jobs and infrastructure are delivered in a co-ordinated fashion to help limit excess in or out commuting and ensure a degree of self-containment.

- 4.32. In terms of employment, the Local Plan will support economic growth across Chelmsford, delivering jobs and supporting regeneration and investment, with the potential to deliver benefits across a number of IIA objectives.
- 4.33. Mixed positive and negative effects are indicated for biodiversity, cultural heritage, flood risk, land use and resource use, with some uncertainty in respect of air quality and climate change. Water resource use is an issue, reflecting regional and local supply deficits. The negative (and uncertain) effects such as the permanent loss of greenfield land to development will need to be balanced with opportunities for green infrastructure provision and biodiversity enhancement. These likely effects have been considered in the Local Plan policies.
- 4.34. In particular reference to Health and Wellbeing, the Review of the Adopted Chelmsford Local Plan: Pre-Submission IIA notes that the Council's contribution to delivering better health outcomes is delivered within the context of a much wider local coalition of partners under the new public health arrangements.
- 4.35. The Pre-Submission IIA also summaries the key sustainability issues for this topic area. These include:
- The need to protect the health and wellbeing of Chelmsford's population
 - The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity
 - The need to plan for an ageing population
 - The need to address health inequalities, especially for those in the most deprived areas
 - The need to combat suicide and its causes
 - The need to protect and enhance open space provision across the Chelmsford City Area
 - The need to support high quality design that creates safe and secure communities, and
 - The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.
- 4.36. In regard to the Local Plan, Chapter 5 of the IIA presents the findings of the assessment of effects of the Pre-Submission Local Plan Document against the Objectives that comprise the Assessment Framework. In regard to the Strategic Priorities, these are considered to be supportive of the assessment objective relating to health and wellbeing (Objective 5).
- 4.37. In terms of the housing requirement, mixed (and uncertain) effects are identified in relation to health and well-being which reflects the potential for housing growth to result in positive and adverse environmental impacts.
- 4.38. A minor positive effect has been identified in regard to employment land requirements related to Health and Well-Being (Objective 5) reflecting the opportunities for the provision of local employment opportunities associated with the revitalisation of urban areas.

4.39. Overall significant positive effects have been identified in respect of health and wellbeing (IIA Objective 5) related to the proposed development requirements and Spatial Strategy. However, it is recognised that growth (if unmitigated) could place pressure on existing facilities and services as well as on the strategic highways network and in consequence, minor negative effects have also been identified in respect of the objectives.

4.40. The following table summarises the IIA findings (Paragraph 8.8 of the Pre-Submission IIA) and the Council's response including how the IIA has informed the Local Plan.

IIA Recommendation	CCC Comment/Action
Consider fuller cross referencing to key development management policies	Any application should comply with all relevant policies of the Local Plan
Demonstrate how the spatial principles and policies will contribute to the declared climate and ecological emergency, focus on health and wellbeing, and secure the enhancement and extension of the City's Green Infrastructure Resource	Text amended to incorporate this in Section 4 (Our Vision and Spatial Strategies) and Section 8 (Protecting and Securing Important Assets)
Include reference to how the aspirations of Strategic Policy S14 Health and Wellbeing will be measured	Covered within the Monitoring Framework, and in Section 5 (Creating Sustainable Development)
Ensure that there is a direct link between Implementation of 10% Biodiversity Net Gain requirement and progress to responding to the biodiversity emergency	Text amended to incorporate this in Strategic Policy S4
Ensure that the long-term management of existing and new habitats is in place	Covered within text relating to the Green Infrastructure Strategic Plan including Strategic Policy S1, and stewardship requirements for Garden Communities (Strategic Growth Site Policies 6 and 16a)
A need to work collaboratively with partners to implement and monitor Policy DM31 Net Zero Carbon Development (In Operation)	CCC is working collaboratively with ECC as implementation lead and other partners
Identify measures to address the effects of inconsistent delivery on specific sites (especially on large extensions)	Covered within the development trajectory and monitoring. Text amended for clarity in Section 6 (How will future development growth be accommodated?)
Make reference to the aspiration for regeneration schemes to benefit existing residents	This principle is central to Strategic Growth Site 1cc Andrews Place, and will be considered for other sites where applicable
Suggest monitoring the degree of self-containment in large extensions so that residents and vulnerable groups are not disadvantaged in access to basic services	Will be addressed through the masterplanning process and S106 agreements
Address the requirements for site developers in respect of sustainable design and construction, including a Construction Environmental Management Plan (CEMP)	Text amended to incorporate this in Section 9 (Making High Quality Places)
Monitor the balance between housing and jobs provision to maintain a balance between in and out commuting, for long term sustainability	Current allocations aim to achieve this balance

IIA Recommendation	CCC Comment/Action
Work with public and private sector partners to facilitate behavioural change in matters such as travel choices, attitudes to health and well-being, water use and recycling patterns.	This is a focus for spatial planning, including engagement activity with partners, and having regard to external strategies and guidance, such as the Essex Design Guide (2018), Essex Local Transport Plan (2011) and its successor LTP4, Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy 2018-2038, Chelmsford Surface Water Management Plan (2014), Make Space for Girls 2025-2028

- 4.41. The proposed additional sites have been assessed through the IIA Addendum and the findings are presented in Appendix C of the Addendum, which have in-turn been informed by the RAG scores for the sites presented in Appendix D and the RAG scores presented in Appendix M of the Pre-Submission IIA.
- 4.42. The IIA Addendum concludes that proposed new and expanded sites do not change the overall earlier assessment of cumulative effects in IIA terms, reflecting the fact that they are part of the existing spatial strategy. In addition, both individually and collectively, they are not of a scale to affect specific aspects of the plan (for example in respect of biodiversity or resource use).
- 4.43. The proposed amendments to Strategic Policies S6 and S7 are considered to be minor in nature and reflect the need to adjust the approach to short-term housing delivery. Consequently, no changes to the assessment presented in the Pre-Submission IIA have been identified.

Habitats Regulations Assessment (HRA)

- 4.44. Overall, the HRA has concluded that most aspects of the Local Plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways.
- 4.45. Appropriate assessments have been undertaken for those aspects where effect pathways are present (in combination water quality, air quality and visitor pressure effects, and effects on species away from the sites), taking into account specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan. These appropriate assessments have employed additional analyses and data to resolve uncertainties present at the initial screening, and have concluded that (as currently drafted) the Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination.
- 4.46. The HRA Report Addendum (as part of the IIA) considered the proposed changes in the Additional Sites Document. The Addendum found that the proposed changes to the Local Plan do not affect the findings of the earlier HRA work and that the position remains that the Local Plan will not have adverse effects on any European sites either alone or in combination.

Equality Impact Assessment (EqIA)

- 4.47. The EqIA results suggest that policies will help to secure development that will contribute to a range of positive effects across the topics considered in the EqIA (notably in relation to housing, service, employment and greenspace provision).
- 4.48. The proposed changes in the Additional Sites Consultation are not considered to require any changes to be made to the EqIA. This reflects the proposed continuation of the existing spatial strategy which was found to have beneficial effects in respect of EqIA, as well as the limited scale of the proposed allocations (comprising small scale site extensions and new sites) which neither individually nor together will influence the findings of these assessments.

Health Impact Assessment (HIA)

- 4.49. The HIA results suggest that Local Plan policies will help to secure development that will contribute to a range of positive effects across the topics considered in the HIA.
- 4.50. The proposed changes in the Additional Sites Consultation are not considered to require any changes to be made to the HIA. This reflects the proposed continuation of the existing spatial strategy which was found to have beneficial effects in respect of HIA, as well as the limited scale of the proposed allocations (comprising small scale site extensions and new sites) which neither individually nor together will influence the findings of these assessments.

Evidence base

- 4.51. In accordance with the requirements of the NPPF, policies and their requirements should be based on up-to-date evidence.
- 4.52. In addition to the IIA, the following documents are of particular relevance to Health and Wellbeing and support the Review of the Local Plan. Evidence base documents are available online via [Local Plan Review](#).

Document	Summary
<p>Infrastructure Delivery Plan:</p> <p>INF001: Infrastructure Delivery Plan Stage 1 Report (February 2024)</p> <p>INF005: Chelmsford City Council IDP Stage 2 Report (November 2024)</p> <p>INF012: Chelmsford City Council Infrastructure Delivery Plan (March-2026)</p>	<p>The IDP provides a high-level assessment of the infrastructure issues and requirements associated with the spatial strategy and proposed site allocations. An initial baseline report has been updated to include further analysis of the infrastructure required to support the preferred spatial strategy in the Local Plan.</p>
<p>Authority Monitoring Report:</p> <p>LDS019: Authority Monitoring Report (April 2024 – March 2025)</p>	<p>The Authority Monitoring Report is published on an annual basis and monitors the production of the Council's Local Plan Documents</p>

Document	Summary
<p>LDS002: Authority Monitoring Report (April 2023 – March 2024)</p> <p>LDS020: Authority Monitoring Report (April 2022 – March 2023)</p>	<p>against the Local Development Scheme, as well as the performance and effectiveness of the Council's planning policies in delivering the key objectives of the Local Plan.</p>
<p>PAS Toolkits:</p> <p>OSP001 Toolkit Part 1 - Local Plan Review Assessment</p> <p>OSP011 Toolkit Part 2 - Submission Local Plan Form and Contents Checklist (Available online via Local Plan Review)</p> <p>OSP012 Toolkit Part 3 - Submission Local Plan Process Requirements Checklist (Available online via Local Plan Review)</p> <p>OSP013 Toolkit Part 4 - Submission Local Plan Soundness Quality Assessment (Available online via Local Plan Review)</p>	<p>The Planning Advisory Service (PAS) produces a number of Toolkits to assist Local Authorities in the review of their Local Plans. This suite of documents have been considered through the preparation of the Local Plan to help understand which policies require updating against the 2023 NPPF, that the correct process has been followed in undertaking the review, and that the Plan being submitted for Examination is sound.</p>
<p>Chelmsford Local Plan Viability Assessment</p> <p>V001 Chelmsford Local Plan Viability Update</p> <p>V002 Chelmsford Local Plan Viability Update Note (November 2024)</p> <p>V003 Chelmsford Local Plan Viability Update Note (May 2026) (Available online via Local Plan Review)</p>	<p>The viability work assesses the cumulative impact of policies on planned development. The assessments model various levels of policy requirements on several different typologies of development and have been updated through the preparation of the Local Plan to reflect latest available costs. They include sensitivity testing for changes in values and costs.</p>
<p>Air Quality Impact Assessment</p> <p>CC014 Review of the Chelmsford Local Plan – Air Quality Impact Assessment (December 2024)</p> <p>CC016 Additional Sites – Review of Air Quality Impact Assessment (September 2025)</p>	<p>Considers the impact of the proposed development sites on local air quality now and in the future. Overall, the assessment concludes that the impact of the Local Plan in 2041 can be considered negligible for all pollutants.</p>
<p>Integrated Impact Assessment</p> <p>IIA001 Integrated Impact Assessment Scoping Report 2022</p> <p>IIA002: Integrated Impact Assessment Issues and Options 2022</p> <p>IIA004: Integrated Impact Assessment Feedback Report Issues and Options 2023</p>	<p>The Integrated Impact Assessment (IIA) brings together a Sustainability Appraisal (SA), a Strategic Environmental Assessment (SEA), a Health Impact Assessment (HIA), an Equalities Impact Assessment (EqIA) and a Habitats Regulations Assessment (HRA) to assess the socio-economic and environmental effects of the Local Plan. The first stage involved consultation on a</p>

Document	Summary
<p>IIA005: Integrated Impact Assessment Preferred Options (May 2024)</p> <p>IIA006: Integrated Impact Assessment Preferred Options Feedback Report 2024</p> <p>IIA007: Integrated Impact Assessment Pre-Submission 2024</p> <p>IIA009: Integrated Impact Assessment Pre-Submission Feedback Report</p> <p>IIA010: Integrated Impact Assessment (IIA): Focused Consultation Additional Sites (Regulation 19) Addendum</p> <p>IIA012: Chelmsford HRA Addendum August 2025</p> <p>IIA013: Integrated Impact Assessment: Additional Sites (Regulation 19) Addendum Feedback Report</p>	<p>Scoping Report on the proposed approach to the assessment of the Local Plan. The Issues and Options, Preferred Options, Pre-Submission and Additional Sites stages of the Local Plan were accompanied by IIA Reports. The findings of the IIA Reports, together with consultation responses published in Feedback Reports, were used to help refine further Local Plan stages.</p>
<p>Regulation 22 Consultation Statement SD003: Regulation 22 Consultation Statement (Available online via Local Plan Review)</p>	<p>This statement details how the community and stakeholders were consulted during the process of preparing the Local Plan. For each consultation stage, it details who was consulted and when this happened, the main issues raised in the responses and how these have been considered.</p>

Consultation Feedback

4.53. The Review of the Local Plan has been prepared following four public consultations - Issues and Options in 2022, Preferred Options in 2024, Pre-Submission in 2025 and Additional Sites in 2025. Full details of engagement that has taken place and a summary of the main issues raised in the responses and Council response is set out in the Regulation 22 Consultation Statement (SD003) available online via [Local Plan Review](#). Main issues raised in responses to the four consultations include:

- General support for Strategic Priority 7 – Creating Well Designed and Attractive Places, including its focus on promoting the health and social wellbeing of communities
- General support for the introduction of Strategic Policy S14 (Health and Wellbeing) and stronger health and wellbeing measures within the Local Plan
- Support for the protection and provision of community facilities, including healthcare, sport and leisure facilities, and ensuring sufficient school and nursery places to meet the needs of new and existing communities
- Support for development proposals to provide or make financial contributions towards necessary education, police and health infrastructure

- Support for a stronger emphasis on sustainable and active travel infrastructure, including the health benefits of public rights of way and bridleways, and for creating walkable neighbourhoods
- Support for policies that address the health and wellbeing needs of the whole population, including older people and people with disabilities, and for inclusive and accessible design
- General support for the use of Health Impact Assessments (HIAs) for larger-scale developments, alongside requests for clearer thresholds, definitions (including initial assessments), use of up-to-date guidance, and additional monitoring indicators
- Requests for clearer policy wording to confirm that all larger-scale developments should be subject to a health impact assessment, including the extension of HIA requirements to large employment sites
- Requests for stronger alignment with relevant strategies and guidance, including the Chelmsford Health and Wellbeing Plan and Chelmsford Food Plan (2023)
- Support for greater emphasis on design quality, including the use of the National Design Guide, local design codes, the Essex Design Guide, and the Livewell Development Accreditation Scheme
- Support for policies that prioritise safe and inclusive environments, particularly for women and girls, and for wider consideration of safety within the built environment
- Requests for early engagement with the City Council and Essex County Council public health officers to ensure that HIAs effectively inform development proposals.

Local Plan Approach

4.54. The approach in the Local Plan takes account of a number of considerations including national planning policy and guidance, new corporate priorities, an updated evidence base and comments received to the Issues and Options, Preferred Options, Pre-Submission and Additional Sites consultations. The Local Plan approach and key changes are described below include:

- Strengthened Strategic Priority 7 - Creating well designed and attractive places, and promoting the health and social wellbeing of communities to include reference to the social wellbeing of communities
- New Strategic Policy S14 (Health and Wellbeing) which considers the health and social wellbeing of communities, including design considerations
- Including HIA requirements for large employment sites, as set out in Strategic Policy S14 (Health and Wellbeing)
- New Strategic Policy S15 – Creating Successful Places which requires development to be designed to be attractive, high quality, accessible, inclusive and safe
- Reference to national design guide and local design codes, the Livewell Accreditation Scheme, Home Office strategy of reducing ‘Violence Against Women and Girls’, and Safer Parks guidance included in relation to Policy DM24
- Defining what is meant by an initial assessment to make the text clear that all larger scale developments should be the subject of a health impact assessment
- Including a reference to the Chelmsford Food Plan, adopted by the Council in 2023 for more information about healthy eating and improving access to good-quality food

- Including reference to the Essex Design Guide – A New Development Model for Essex in relation to the Creation of walkable neighbourhoods
- Encouragement for early engagement with the Council and Essex County Council public health officers prior to commencement of an HIA to help ensure that the HIA can inform proposals effectively.

Alternative Policy Approaches

- 4.55. The Local Plan review has considered a number of alternative policy approaches and options including different development quanta and spatial strategy options. Each policy in the Preferred Options Local Plan Consultation Document included 'Alternatives considered' which were tested in the Preferred Options Integrated Impact Assessment (IIA), alongside the proposed policies, to help ensure that the final version of the plan is justified and an appropriate strategy, when considered against the alternatives and other available and proportionate evidence.
- 4.56. Alternative spatial strategy options have also been tested in other evidence base reports such as the Water Cycle Study Scoping Report and Preferred Options Traffic Modelling Report. Both the Pre-Submission IIA and Additional Sites IIA Addendum consider different spatial strategy and development site options for growth. More detail is set out in each evidence base report and the Submission Spatial Strategy and Strategic Sites Topic Paper (TP010).
- 4.57. In summary, key alternatives considered during the plan review in relation to the Health and Wellbeing include:
- **Absence of Strategic Policy S14 – Health and Wellbeing.** The NPPF requires planning policies to aim to achieve healthy spaces. This policy also helps to meet new Council Strategic Priority 7.
 - **Absence of Strategic Policy S15 – Creating Successful Places.** The policy follows the requirements of the NPPF, but the Reasoned Justification also includes specific reference to the requirements for masterplans, place keeping and community involvement, and enhancements for certain groups.

Draft Policies Map

- 4.58. There are no proposed changes to the Draft Policies Map of relevance to this topic.

NPPF December 2023 Checklist

- 4.59. The Local Plan submitted for examination will comprise the Pre-Submission (Regulation 19) Local Plan) and Focused Consultation Additional Sites (Regulation 19) Document. The

Council has therefore reviewed these together against the requirements of the December 2023 NPPF.

4.60. The table below shows that the Local Plan partially meet/ meet all the requirements in respect to Health and Wellbeing. The full Local Plan Form and Contents Checklist updated in May 2026 (OSP111) is available online via [Local Plan Review](#). Please note that the following table supersedes the version presented in the Pre-Submission Topic Paper.

Commentary key:

Meets December 2023 NPPF requirement
Partially meets December 2023 NPPF requirement
Does not meet December 2023 NPPF requirement

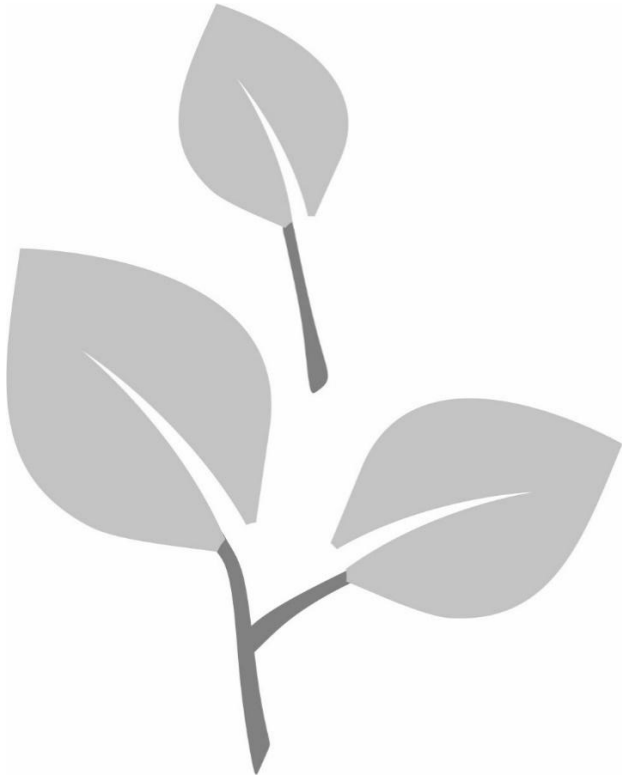
NPPF Requirement	NPPF Para.	Approach in the Local Plan
Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.	96	Set out in various policies including site allocation policies, Strategic Policy S14, Policy DM23, DM24 and DM28-DM30, as well as through the masterplan process. This objective is also supported by the Making Places SPD.
Provide the social, recreational and cultural facilities and services the community needs.	97	Set out in various policies including site allocation policies, Strategic Policy S14, Policy DM23, DM24 and DM28-DM30, as well as through the masterplan process. This objective is also supported by the Making Places SPD.
Consider the social, economic and environmental benefits of estate regeneration.	98	N/A – there are no estate regeneration proposals in the plan.
Plan positively to meet school place requirements and to encourage development which will widen choice in education.	99	Data from ECC Education Services has been used guide site allocations in the plan to ensure appropriate education provision is made. Plan policies including S9, S10 and relevant residential site allocation policies include requirements for new school provision. More detail is set out in the Submission Infrastructure Topic Paper.
Work proactively and positively with promoters, delivery partners and statutory bodies to plan for public service infrastructure.	100	The City Council works proactively with service and infrastructure providers. More information will be set out in the Council's Statement of Co-operation. The plan policies are also supported by

NPPF Requirement	NPPF Para.	Approach in the Local Plan
		needs identified in the Submission Infrastructure Delivery Plan.
Promote public safety and take into account wider security and defence requirements.	101	Set out in policies including Strategic Policies S14 and S17, DM30 and various site allocation policies.
Provide and protect open space, sports and recreational facilities which meets the needs of the local area. Consider how they can deliver wider benefits for nature and support efforts to address climate change.	102,103	Set out in various policies including Strategic Policies S5, S9 and S10, Site Allocation Policies and Development Management Policies DM16, DM20, DM21, DM24. Plan is supported by a Submission Infrastructure Delivery Plan and updated Open Space Assessment.
Protect and enhance public rights of way and access.	104	Set out in relevant site allocation policies and supported by the Making Places SPD.

5. Conclusion

- 5.1. The rationale for City Council's approach to health and wellbeing to support the Local Plan is clear, compliant with national policy and well informed. The adopted Local Plan has been reviewed and although much is still considered sound and unchanged in principle, changes related to health and wellbeing have been incorporated such as new policies and references to guidance documents supporting the delivery of health and wellbeing to strengthen the Local Plan. The changes have been considered considering the requirements of more recent national planning policy, monitoring data, consultation responses and the plan evidence base.
- 5.2. The relevant supporting evidence base studies and documents set out that while Chelmsford faces some constraints there are suitable means to protect and enhance health and wellbeing, provide the necessary community services and facilities alongside providing the required development in the Local Plan.
- 5.3. The Integrated Impact Assessment (IIA), including the Pre-Submission assessment and the Focused Consultation Additional Sites Addendum, concludes that the Local Plan's spatial strategy, development requirements and policy framework are expected to deliver overall significant positive effects on health and wellbeing, subject to the implementation of mitigation measures. The assessment recognises that growth may place pressure on existing facilities and services if unmitigated but confirms that the Local Plan contains appropriate policies and mechanisms to address these effects.

- 5.4. The Local Plan's approach to health and wellbeing is supported by a strong evidence base, ongoing monitoring and partnership working with infrastructure providers and health bodies. Through the application of place-making policies, Health Impact Assessments, active design principles and the timely delivery of community infrastructure, the Plan provides a robust and effective framework to support healthy, inclusive and sustainable communities over the plan period, in accordance with national planning policy.



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