

Chelmsford Local Plan

Review of the adopted Local
Plan

Issues and Options

Topic Paper:

Health and Wellbeing

August 2022



1. Purpose

- 1.1. This Topic Paper is one of a number produced by Chelmsford City Council to set out how the review of the adopted Local Plan has been developed. Topic papers will be refreshed and updated at each stage of the Local Plan Review process to ensure the latest information/position is available. This will avoid confusion and duplication and the latest topic paper will supersede any previous versions.
- 1.2. The intention of the topic papers is to provide background information; they do not contain any policies, proposals or site allocations. Topic papers will form part of the Local Plan evidence base which will be submitted alongside the Local Plan for independent examination.
- 1.3. This paper covers health and social wellbeing and the considerations when preparing the review of the adopted Local Plan and how the review will seek to embed health and wellbeing into the Local Plan.
- 1.4. The Topic Paper provides background information and provides context of how the Local Plan has been formulated. This Topic Paper should be read alongside the other Topic Papers produced, in particular Infrastructure.
- 1.5. The main issues covered by this Topic Paper are:
 - Updated Strategic Priority related to health and wellbeing
 - Implementing Health Impact Assessments
 - Embedding Health and Wellbeing into new developments
 - Policy proposal for design which can aid in improving health and wellbeing of communities

2. Background

- 2.1. 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.
- 2.2. 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 well-being 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
- 2.3. 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.
- 2.4. 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.
- 2.5. Supporting healthy lifestyles also extends to healthier food environments. The Public Health England publication [Using the planning system to promote healthy weight environments](#) (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.
- 2.6. An [addendum](#) 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).
- 2.7. As noted above, active and sustainable travel is another important factor for communities' health and wellbeing. The TCPA have recently promoted the [20 minute neighbourhoods](#) (March 2021) concept where by 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.
- 2.8. 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.

3. Issues and Options

Policy Context –

National Policy

- 3.1. 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).

- 3.2. The adopted Local Plan was examined using the 2012 National Planning Policy Framework (NPPF). There have subsequently been updates to the NPPF and the Review of the Local Plan needs to be considered against the requirements of the 2021 NPPF.
- 3.3. Although large areas of the NPPF remain unchanged in respect of health and wellbeing for new development proposals and policies will still require to be tested against the relevant NPPF requirements. There are also some areas of the NPPF which have been updated/amended since the adoption of the Local Plan which will need to be reflected.
- 3.4. Further detail on these key changes for consideration are set out in the table below, included under the section 'Local Plan Approach'.
- 3.5. Section 2 of the 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”.
- 3.6. 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 community facilities (such as health, education and cultural infrastructure)’.
- 3.7. 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 neighbourhoods, and support the community to live healthy lifestyles 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.
- 3.8. The NPPF is clear that provision should be made for community facilities and services, including social, recreational and cultural and that these should be protected against the unnecessary loss of valued facilities and services. An integrated approach should be taken to considering the location of housing, economic uses and community facilities and services.
- 3.9. The NPPF places emphasis on the delivery of public services infrastructure such as education colleges, hospitals, criminal justice accommodation and school places. Highlighting the importance, for example of sufficient school places to meet the needs of existing and new communities and that a collaborative approach with promoters, delivery partners and statutory bodies is needed to identify and resolve key planning issues.
- 3.10. The NPPF also focuses on the provision for open space and recreation. It highlights the importance of access to high quality open spaces and opportunities for sport and physical activity for the health and well-being of communities. This also has wider benefits for nature and addressing the impacts of climate change.

3.11. Section 12 of the NPPF focuses on achieving well-designed places. In particular paragraph 126 outlines the need for clear design expectations and the creation of high-quality places. Paragraph 130f is clear that planning policies should ensure that development create places that are safe, inclusive and accessible and which promote health and well-being, 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 131 focuses on the requirement for tree planting and paragraph 132 discusses the need for design quality ad style to involve the community.

National Policy Guidance

3.12. Paragraphs 001 Reference ID: 53-001-20190722 to 013 Reference ID: 53-013-20220807 of the PPG set out the key areas in relation to healthy and safe communities within plan making. The following is a summary of the key points for consideration.

<p>Achieving healthy and inclusive communities</p>	<p>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.</p> <p>Engagement between plan-making bodies and relevant health and wellbeing organisations (such as Director of Public Health at ECC, Health and Wellbeing Board, NHS England and CCG, STP – Sustainability and Transport Partnerships, Local Healthwatch organisations are important.</p>
<p>Healthy Places</p>	<p>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’. Further detail on promoting social interaction is set out in the national design guide and noted below.</p>
<p>Creating a healthier food environment</p>	<p>Planning can influence the built environment to improve health and reduce obesity and excess weight in local communities.</p> <p>Opportunities for communities to access a wide range of healthier food production and consumption choices can be supported by the planning process.</p> <p>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.</p> <p>Planning policies and proposals may need to have particular regard to the following issues:</p> <ul style="list-style-type: none"> • proximity to locations where children and young people

	<p>congregate such as schools, community centres and playgrounds</p> <ul style="list-style-type: none"> • evidence indicating high levels of obesity, deprivation, health inequalities and general poor health in specific locations • over-concentration of certain uses within a specified area • odours and noise impact • traffic impact • refuse and litter
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National design guide

3.13. The national design guide also focuses on health and wellbeing in the following sections:

Homes and buildings	<p>Well-designed homes and buildings:</p> <ul style="list-style-type: none"> • provide good quality internal and external environments for their users, promoting health and well-being; • relate positively to the private, shared and public spaces around them, contributing to social interaction and inclusion;
Identity	<p>Well-designed places, buildings and spaces:</p> <ul style="list-style-type: none"> • 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;
Resources	<ul style="list-style-type: none"> • A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being.

Local Policy

Current policy

3.14. The adopted Local Plan promotes health and wellbeing throughout the Local Plan document.

3.15. This is set out in the adopted Local Plan in the follow ways:

- **Strategic Priority 8** - Creating well designed and attractive places, and promoting healthy communities states 'The Local Plan policies will also seek to promote the health and wellbeing of communities for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of walking and cycling. New development will need to ensure that the integrity of communities is maintained and social cohesion is promoted. New development can also help provide new primary health services' (para 3.35)

- **Strategic Policy S4 – Conserving and Enhancing the Natural Environment –** promotion of multi-functional network of green infrastructure, use of open spaces and opportunities for sport and recreation all can make a contribution to the health and wellbeing of communities

- In relation to the **provision and protection of community facilities** to support new development providing a range of community infrastructure:
 - Strategic Policy S6 – Protecting and Enhancing Community Assets
 - Strategic Policy S9 – Infrastructure Requirements
 - Strategic Policy S10 – Securing Infrastructure and Impact Mitigation
 - Policy DM20 Delivering Community Facilities
 - Policy DM21 Protecting Community Facilities
 - Policy DM22 – Educational Establishments

- **Policy DM17 – Trees, Woodland and Landscape Features** - Trees and woodland provide a vital benefit and help to improve the wellbeing of the public and the environment

- In relation to **Design**:
 - Policy DM23 - High Quality and Inclusive Design
 - Policy DM24 – Design and Place Shaping Principles in Major Developments - Provide opportunities to promote healthy living and to improve health and wellbeing.
 - Policy DM25 – Sustainable Buildings
 - Policy DM26 - Design Specification for Dwellings
 - Policy DM29 – Protecting Living and Working Environments.

- **Policy DM30 – Contamination and Pollution –** managing air quality

3.16. The adopted [Making Places Supplementary Planning Document](#) (SPD) (January 2021) seeks to promote and secure high-quality sustainable new development. It is aimed at all forms of development, from large strategic developments, public spaces and places, to small extensions to individual homes. It sets out detailed guidance for the implementation of the policy requirements set out in the new Local Plan and provides practical advice to help with schemes from single house extensions to strategic sites and their masterplans. It also provides good practice examples on how development can go beyond planning policy requirements to improve resident's quality of life, health and wellbeing.

Other Strategies -

3.17. [Chelmsford Health and Wellbeing Plan](#) (2019) 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.

- 3.18. The Chelmsford Health and Wellbeing plan is currently being reviewed and updated. The consultation document notes that the health of people in Chelmsford is generally better than the England average across several health and wellbeing indicators. However, preventative health issues remain a key challenge with over half of the adult population classified as overweight or obese and just under a fifth are physically inactive achieving less than 30 minutes of physical activity a week. Approximately a fifth of children in reception year are overweight (including obesity) and this increases to just over a third in Year 6.
- 3.19. Active Lives data for the academic year 20-21 shows a 12% decrease in physical activity levels for children aged 5 – 16 years old and just over a third reported as being less active achieving less than an average of 30 minutes a day.
- 3.20. Furthermore, the Index of Multiple Deprivation (IMD) notes Chelmsford as a whole is within the top 20% of least deprived Lower Tier Local Authorities (LTLAs) nationally. However, there are pockets of deprivation across Chelmsford, including within the wards of Marconi, Patching Hall and St. Andrews.
- 3.21. 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](#) which should underpin all new development are also embedded within the guide.
- 3.22. The [Livewell Development Accreditation](#) is a voluntary scheme developed by the Council in partnership with Essex County Council, Sport England and public health colleagues. It recognises the commitment to improving health and wellbeing through an accreditation scheme as new developments come forward. It is based on a two- stage assessment using Health Impact Assessments and review process undertaken by the Essex Quality Review Panel, developments considered to make a positive contribution to health and wellbeing agenda and embedding healthy design principles into emerging schemes would be awarded different levels of accreditation.

Duty to Co-operate

- 3.23. 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.
- 3.24. The Council will make every effort to seek co-operation on cross-boundary and strategic planning matters in a focused, positive and structured way. We will discuss the Review of the Adopted Local Plan with neighbouring planning authorities and the prescribed bodies at stages which align with and inform the stages of the review of the adopted Local Plan. These discussions will help to formulate the quantum and distribution of Chelmsford's future growth, which will be supported by updated evidence.

- 3.25. At the same time, we will continue to work constructively with nearby planning authorities on their own local plan preparation. Early engagement and demonstrating co-operation both with neighbours and the prescribed bodies through Statements of Common Ground are key to meeting the legal duty to co-operate.
- 3.26. In some cases, discussion on strategic matters will continue through existing joint working arrangements. We will also arrange joint Officer and Member meetings, technical stakeholder meetings, focused workshops, and Statements of Common Ground.
- 3.27. The strategic matters that may apply to the review of the adopted Local Plan have been identified as follows:
- Delivering homes for all including Gypsy and Traveller 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.
- 3.28. Essex County Council (ECC) highlighted through the consultation on the strategy the need for more background information on the strategic issues identified including health matters. This will form the basis for early duty to co-operate discussions with ECC.

Integrated Impact Assessment

- 3.29. The Council is carrying out an ongoing Integrated Impact Assessment (IIA) as the review of the adopted Local Plan develops.
- 3.30. The IIA will assess the following aspects of sustainable development:
- Sustainability Appraisal (SA)
 - Strategic Environmental Assessment (SEA)
 - Habitats Regulations Assessment (HRA)
 - Health Impact Assessment (HIA)
 - Equality Impact Assessment (EqIA)
- 3.31. 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 adopted Local Plan.
- 3.32. The IIA identifies the key sustainability issues for the review of the adopted Local Plan, which feed into a framework against which proposals will be assessed. It will cover the potential environmental, social, economic and health performance of the proposed changes to the adopted Local Plan and any reasonable alternatives. It will be used at each stage of the reviewing the Plan, and be subject to separate consultation, as follows:

- Scoping Report
- Issues and Options – Current Stage
- Preferred Options
- Submission
- Adoption

3.33. The Issues and Options IIA appraises key sustainability issues (Table 3.19) and Appraisal Framework Objectives (Table 4.1) relating to this Topic Paper. Please see the Issues and Options IIA for more information.

3.34. The IIA also incorporates a Health Impact Assessment (HIA). The HIA helps ensure that health and wellbeing are being properly considered in planning policies and proposals. Within the context of the review of the adopted Local Plan, the aim is to assess the main health and wellbeing impacts of policies and proposals in order to identify any opportunities for the emerging planning policies to maximise the benefits and avoid any potential adverse impacts.

Evidence base

3.35. In accordance with the requirements of the NPPF, policies and their requirements should be based on up-to-date evidence.

3.36. The following documents are of particular relevance to health and wellbeing requirements of the adopted Local Plan and may require reviewing and/or updating to support the review of the adopted Local Plan:

- Open Space Assessment
- Infrastructure Delivery Plan (IDP)

3.37. The following documents are new or updated documents of particular relevance to health and wellbeing requirements to support the Review of the Local Plan which have been completed:

- Integrated Impact Assessment of the review of the adopted Local Plan

3.38. Following the feedback from the Issues and Options consultation further relevant evidence will be undertaken to support any new policies or requirements intended to be included in the Plan.

Local Plan Approach

3.39. The table below sets out the key issues to be considered at this Regulation 18 Issues and Options Stage. The table below assesses the adopted Local Plan against the key NPPF requirements in respect of transport and Plan making, and identifies CCC's assessment of the adopted Local Plan's compliance with the 2021 NPPF. The proposed approach to the Review of the Local Plan is then set out using the following colour codes:

Adopted Local Plan meets NPPF requirement
Adopted Local Plan partially meets NPPF requirement
Adopted Local Plan does not meet NPPF requirement

NPPF Paragraph	NPPF Requirement	Approach in Review of the Local Plan
Section 2 - NPPF Para 7, 8, 9, 16	Contribute to the achievement of sustainable development and the UN Sustainable Development Goals.	Applied throughout the adopted Local Plan. Compliance with any updated UN Sustainable Development Goals covering period post 2030 will be monitored.
Para 20	Include strategic policies to address priorities for the development and use of land. They should set out an overall strategy for the pattern, scale and design quality of places.	Included in adopted Local Plan (Strategic Policies S1 to S13 and all Site Allocation policies as set out at paragraph 1.9 of the adopted Local Plan). Need to ensure any amendments through the review continue to do so and only include relevant matters as strategic policies.
NPPF Para 92	Achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.	Set out in adopted Local Plan through a suite of policies (site allocation policies, Policy DM23, DM24, DM26, DM28, DM29 and DM30, as well as through the Masterplan process and supported by the Making Places SPD). Need to check any amendments through the review continue to be NPPF compliant.
NPPF Para 93	Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.	Set out in adopted Local Plan through a suite of policies (site allocation policies, Strategic Policy S9 and S10, Policy DM20 to DM22, DM24, as well as through the Masterplan process and supported by the Making Places SPD). Need to check any amendments through the review continue to be NPPF compliant.
NPPF Para 93	Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.	Set out in adopted Local Plan through a suite of policies (site allocation policies, Policy DM23, DM24, DM29 as well as through the Masterplan process and supported by the Making Places SPD, and Livewell Accreditation). Need to check any amendments through the review continue to be NPPF compliant.
NPPF Para 93	Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.	Set out in adopted Local Plan through a suite of policies (site allocation policies, Strategic Policy S5, DM12, as well as through the Masterplan process and supported by the Making Places SPD). Need to check any amendments through the review continue to be NPPF

		compliant.
NPPF Para 93	Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community.	Set out in adopted Local Plan through a suite of policies (Strategic Policy S5 and S12, Policy DM5). Need to check any amendments through the review continue to be NPPF compliant.
NPPF Para 93	Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.	Set out in adopted Local Plan through site allocation policies and overall strategy and supported by the Masterplan process. Need to check any amendments through the review continue to be NPPF compliant.
NPPF Para 94	Consider the social, economic and environmental benefits of estate regeneration.	Need to consider regeneration of existing areas through any appropriate allocations or schemes, as well as supporting such an approach through local Development Management Polices. Partial review required to address this NPPF requirement.
NPPF Para 95	Plan positively to meet school place requirements and to encourage development which will widen choice in education.	Evidence used from ECC Education Services (Education provider for the area) to guide allocations in the adopted Local Plan to ensure appropriate provision is made. Evidence to be updated and ensure existing site allocation policies continue to meet these needs and any new allocations provide necessary school places. Provision of education is further supported by the Masterplan process. Check any amendments through the review continue to be NPPF compliant.
NPPF Para 96	Work proactively and positively with promoters, delivery partners and statutory bodies to plan for public service infrastructure.	Existing site allocations and the masterplan process that support them provides a proactive approach to delivery with promoters, delivery partners and statutory bodies regarding public service infrastructure. Local Plan should ensure this process continues through its review and the continuation of the Masterplan process for any future allocations.
NPPF Para 97	Promote public safety and take into account wider security and defence requirements.	Existing Local Plan promotes public safety through policies including DM30. Partial review required to fully address this NPPF requirement where relevant.
NPPF Para 98	Provide 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.	Set out in adopted Local Plan through a suite of policies (Strategic Policy S5, S9 and S10, Site Allocation and Policy DM16, DM20, DM21, DM24). Open Space Assessment needs to be updated to calculate future requirements for an extended Plan period and ensure the Local Plan Review meets these updated requirements. Check any amendments through the review continue to be NPPF

		compliant.
NPPF Para 100	Protect and enhance public rights of way and access.	Set out in adopted Local Plan through Site Allocations and supported by the Making Places SPD. Ensure amendments through the review continue to be NPPF compliant.
NPPF Para 130	Ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places that are safe, accessible and inclusive.	Site Allocations and supported by the Masterplan process ensures appropriate development on allocated sites. Making Places SPD further supports this. Review of Local Plan needs to consider if some aspects of these should be added to policy within the Plan. Partial review required to address this NPPF requirement. Local Policies DM13 to DM15, DM23 to DM26 relate to character and historic assets to ensure development is appropriately designed.
NPPF Para 131	Ensure new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.	Making Places SPD supports this and CCC has a separate policy for tree planting. Review of Local Plan needs to consider if some aspects of these should be added to policy within the Plan and ensure this paragraph of the NPPF is fully complied with, particularly with reference to street trees and the need to incorporate new trees in development, not just protecting existing ones.

3.40. The adopted Local Plan policies generally remain consistent with national policy and are leading to effective decision making as demonstrated in the latest Annual Monitoring Report (AMR). Whilst health and social wellbeing is a theme running throughout the Local Plan, we want to be more proactive in embedding health and social wellbeing and are using the review as an opportunity to see if there are further ways the Local Plan can assist in meeting this aspiration so that all development contributes towards building healthy places and long-term communities.

3.41. The review of the Local Plan seeks to amend the Strategic Priorities as set out in the Issues and Options Consultation Document. Of relevance to health and social wellbeing is within the Priority for Place, the proposed priority is set out below:

Priorities for Place

7. Creating well designed and attractive places, and promoting the health and social wellbeing of communities

- Promote the health and wellbeing of communities
- Encourage healthy lifestyles and living environments for all residents for examples by providing new green spaces, quality housing and enhanced walking and cycling infrastructure
- Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development
- Ensure that all new development meets the highest standards of design
- Require the use of masterplans and encourage design codes where appropriate for strategic scale developments
- Ensure new development helps provide new primary health services
- Promote community involvement in the long-term management and stewardship of new strategic residential development
- Encourage development to be future proofed and as sustainable and energy efficient as possible.

3.42. As a result, a new Vision is also proposed to replace the Vision in the adopted Local Plan:

Guiding Chelmsford's growth towards a greener, fairer and more connected community.

3.43. Some policies will therefore need to be strengthened/updated and some new policies may be explored to better reflect the updated Plan Vision and Strategic Priorities and other relevant changes since adoption including the:

- Updates to reflect the newly introduced National Design Guide and National Model Design Code
- Changes to reflect the updated Use Class Order
- Adoption of the Council's Making Places SPD which encourage development requirements that go beyond the adopted plan

3.44. Areas we may explore for new local policies or significant changes include:

- **Health Impact Assessments (HIAs) for larger development proposals**
HIAs are used to demonstrate that new development would make a positive contribution to the physical and mental health of the local community. HIAs are currently a validation requirement on large strategic housing site allocations. We could embed this requirement in a new policy or strengthen site allocation policies to require HIAs on large strategic housing site allocations to help support this Strategic Priority.
- **Healthy Places**
Explore how we can bring the objectives of the Council's Livewell Development Accreditation into planning policy.

- **Housing density standards**

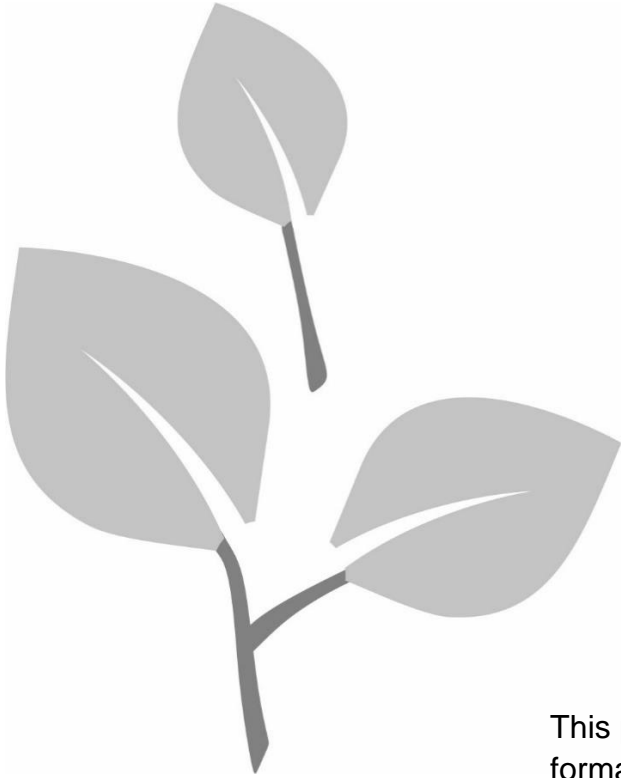
Consider whether it is appropriate to set standards for the density of residential development, potentially as a means to support extra housing development but also to improve design standards.

- **Design Codes**

A design code is a set of detailed design requirements for the physical development of a specific site or location. The current Local Plan encourages design codes for strategic scale developments or for developments containing self-build/custom build homes. We could include a new policy or strengthen existing policies to require design codes on all major development sites. We could also consider preparing specific design codes that cover specific parts of the plan area.

Next Steps

3.45. This Topic Paper will be updated and expanded on following feedback to the Issues and Options consultation and progress of further evidence-based documents. An updated version will then be published at the next stage of Local Plan Consultation (Preferred Options) setting out the progress made and the reasoning behind the proposals in the Preferred Options Consultation Document.



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

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