

Technical note:

Chelmsford Local Plan: Detailed Site Sustainability Appraisal Information

Introduction

Chelmsford City Council (the Council) published the Chelmsford Draft Local Plan: Pre-Submission Document (hereafter referred to as the 'Pre-Submission Local Plan') for public consultation between 31st January and 14th March 2018. The Pre-Submission Local Plan was supported by a Sustainability Appraisal (SA), the findings of which were contained in an SA Report (SD 004) ¹ that was published alongside the Pre-Submission Local Plan for consultation.

Since publication of the SA Report in January 2018 and submission of the draft Local Plan for independent examination on 29th June 2018, the SA evidence base and in particular the SA Reports prepared in support of the Local Plan have been reviewed and this has identified that the detailed site SA spreadsheet contained in Appendix G of the Pre-Submission Local Plan SA Report does not include all the details that were undertaken as part of the detailed SA process. This was as a result of an administrative error in final document formatting before publication.

This Technical Note contains this omitted information and has been added to the examination documents on the Council's website for completeness.

Summary of Information

Out of a total of 125 housing sites, 6 employment sites and 1 Gypsy and Traveller site that were considered and subject to SA at the Pre-Submission stage, the detailed site SA spreadsheet information relating to 27 housing sites, the 6 employment sites and 1 Gypsy and Traveller site were unintentionally omitted from Appendix G of the Pre-Submission Local Plan SA Report; these sites are listed in **Table 1** and the omitted information is contained in **Appendix A** to this Technical Note. Notwithstanding this omission, all sites have been subject to the detailed SA, and the likely significant effects identified, described and evaluated with the findings of the SA of all 132 sites against the 25 tailored appraisal criteria presented in pages G9 to G34 of Appendix G of the Pre-Submission Local Plan SA Report.

¹ Amec Foster Wheeler (2018) *Chelmsford Pre-Submission Local Plan Sustainability Appraisal Report*.

Table 1 Housing, employment and gypsy and traveller sites for which information was omitted from the detailed site SA presented as part of Appendix G of the Pre-Submission Local Plan SA Report

PS Ref	Site ID	Site Name
Housing		
EC3	N/A	GREAT LEIGHS - LAND EAST OF MAIN ROAD
GS1K	N/A	RECTORY LANE WEST
GS1I	N/A	CAR PARK WEST OF COUNTY HOTEL
GS1o	N/A	RECTORY LANE EAST
GS1s	N/A	LAND REAR OF 17-37 BEACH'S DRIVE
CW1a	N/A	FORMER GAS WORKS
CFS196	N/A	LAND SOUTH OF CHELMER VILLAGE WAY AND NORTH OF CHELMER AND BLACKWATER NAVIGATION
CFS140	N/A	LAND SOUTH EAST OF MEREFIELDS MAIN ROAD, LITTLE WALTHAM
CFS53 and 62	N/A	LAND EAST OF MAIN ROAD, BROOMFIELD
CFS219	N/A	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD
CFS139	N/A	LAND AROUND AND INCLUDING BOREHAM AIRFIELD
17 SLAA 1	N/A	SITE ADJACENT POND VIEW
17 SLAA 14	N/A	LAND SOUTH WEST OF SUNNYFIELDS SCHOOL, SCHOOL LANE
17 SLAA 23	CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE (SAME NAME AS CFS 195 BUT A DIFFERENT SITE [ADJACENT TO CFS 196])
17 SLAA 22	N/A	LIVERY STABLES FULBOURNE FARM
17 SLAA 24	N/A	LAND AROUND SEWAGE WORKS GOODMAN'S LANE
17 SLAA 26	CFS 119	LAND EAST OF THE CRESCENT
17 SLAA 12	N/A	BUSHY HILL COMMUNICATIONS STATION EDWINS HALL ROAD
17 SLAA 29	N/A	BILTON ROAD CHELMSFORD
17 SLAA 20	N/A	EASTWOOD HOUSE, GLEBE ROAD
CFS 275	N/A	MOULSHAM LODGE COMMUNITY CENTRE, WALTHAM GLEN
15 SLAA 41	N/A	THE ISLAND CAR PARK, HIGH BRIDGE ROAD
	CFS212	LAND ADJACENT TO CAMPION FARM, SAXON WAY, BROOMFIELD
	CFS211	CAMPION FARM, GUTTERS LANE BROOMFIELD
	CFS143	LAND AT SEVEN ASH GREEN
	CFS25	LAND SOUTH WEST OF 21 ASH GREEN CHELMSFORD
	CFS10	MOUNT MARSHALLS
Employment		
	CFS 160	LAND WEST OF WALTHAM ROAD BOREHAM
	CFS 54	GENERALS FARM BOREHAM

PS Ref	Site ID	Site Name
OS1b	OS02	RAILWAY SIDINGS BROOK STREET CHELMSFORD
SGS3b	PF28	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD (3B)
CFS77	N/A	Land East of Premier Lodge Hotel Main Road
CFS50	N/A	Land East of Premier Lodge Hotel Main Road
Gypsy and Traveller		
	GT1	DRAKES LANE GYPSY AND TRAVELLER SITE



Appendix A

Detailed Site Appraisal Information

Housing Site Appraisal																
			SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
PS Ref	Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
EC3	N/A	GREAT LEIGHS - LAND EAST OF MAIN ROAD	Adjacent to Sandylay and Moat Wood Ancient Woodland and the Sandylay and Moat Woods Nature Reserve.	—	Unknown	?	Unknown	?	—/?	100	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
GS1K	N/A	RECTORY LANE WEST	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	75	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
GS1I	N/A	CAR PARK WEST OF COUNTY HOTEL	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	45	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
GS1o	N/A	RECTORY LANE EAST	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	25	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
GS1s	N/A	LAND REAR OF 17-37 BEACH'S DRIVE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	14	+	Development would lead to the loss of a 0.67 hectare light industrial employment site	-	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CW1a	N/A	FORMER GAS WORKS	Adjacent to Chelmer Valley Riverside, Chelmsford, LoWS CCAA	-	Unknown	?	Unknown	?	-/?	250	++	Development would lead to the loss of a 3.3 industrial employment site, however it should be noted that the majority of this site is currently derelict.	—	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS196	N/A	LAND SOUTH OF CHELMER VILLAGE WAY AND NORTH OF CHELMER AND BLACKWATER NAVIGATION	Chelmsford Watermeadows LoWS CCAA, which is also a Local Wildlife Site, are within the site boundary. The site is adjacent to the River Chelmer LoWS CCAA.	-	Unknown	?	Unknown	?	-/?	360	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS140	N/A	LAND SOUTH EAST OF MEREFIELDS MAIN ROAD, LITTLE WALTHAM	Adjacent to Chelmer Mosaic and CH67 and CH 76 Local Wildlife Site. The site is also 40m west of Little Waltham Meadows and Alder Carr Essex Wildlife Trust Nature Reserves	-	Unknown	?	Unknown	?	-/?	245	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS53 and 62	N/A	LAND EAST OF MAIN ROAD, BROOMFIELD	Adjacent to Chelmer Mosaic, Broomfield LoWS CCAA, CH67 and CH 76 Local Wilife Sites, Little Waltham Meadows & Aldter and Newland Grove Essex Wildlife Trust Nature Reserve.	-	Unknown	?	Unknown	?	-/?	221 / 247	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS219	N/A	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	202	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

Housing Site Appraisal													
			SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
PS Ref	Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices -Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
EC3	N/A	GREAT LEIGHS - LAND EAST OF MAIN ROAD	-	+/-	Closest City Centre is Chelmsford City Centre 9,774m away. Closest Post Office is Great Leighs 263m away. Closest Supermarket is Great Leighs Village Store 263m away. Closest Primary School is Great Leighs Primary School 317m away. Closest Secondary School is Chelmer Valley High School 7,052m away. Closest Public Transport is Shimbrooks Bus Stop 0m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is Sandylay Wood, adjacent to the site. Closest GP surgery is Great Notley Surgery, 3.5km to the north.	+	No loss but would put pressure on existing health facilities.	-
GS1K	N/A	RECTORY LANE WEST	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Chelmsford 941m away. Closest Supermarket is Tates Spar Bishop Hall Ln 392m away. Closest Primary School is Maltese Road Primary School 27.0m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 27m away. Closest Public Transport is King Edward VI School Bus Stop 77m away.	++	Development would lead to the loss of a publically accessible long stay car park operated by Chelmsford Council	-	++/-	Closest Open Space is King Edward VI Grammar School 27m away. The closest GP surgery is Rivermead Gate Medical Centre, 300m east of the site.	++	No loss but would put pressure on existing health facilities.	-
GS1I	N/A	CAR PARK WEST OF COUNTY HOTEL	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Chelmsford 897m away. Closest Supermarket is Chelmsford Interchange Express 260m away. Closest Primary School is Maltese Road Primary School 189m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 189m away. Closest Public Transport is County Hotel Bus Stop 73m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest Open Space is Cramphorn Walk AGS 199m away. The closest GP surgery is Rivermead Gate Medical Centre, 500m north east of the site.	++	No loss but would put pressure on existing health facilities.	-
GS1o	N/A	RECTORY LANE EAST	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Chelmsford 907m away. Closest Supermarket is Tates Spar Bishop Hall Ln 344m away. Closest Primary School is Maltese Road Primary School 171m away. Closest Secondary School is Chelmsford County High School for Girls 71m away. Closest Public Transport is Keene Home Bus Stop 185m away.	++	Development would lead to the loss of a publically accessible long stay car park operated by Chelmsford Council	-	++/-	Closest Open Space is Chelmsford County High School for Girls 74m away. The closest GP surgery is Rivermead Gate Medical Centre, 260m east of the site.	++	No loss but would put pressure on existing health facilities.	-
GS1s	N/A	LAND REAR OF 17-37 BEACH'S DRIVE	-	+/-	Closest City Centre is Chelmsford City Centre 898m away. Closest Post Office is Forest Drive 926m away. Closest Supermarket is Marks And Spencer BP Garage 851m away. Closest Primary School is Westlands Community Primary School 463m away. Closest secondary school is the King Edward Grammar School, 1.3km away. Closest Public Transport is Highfield Road Bus Stop 114m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is Admiral Park 0m away. The closest GP surgery is Melbourne House Surgery, 1.14km north of the site.	+	No loss but would put pressure on existing health facilities.	-
CW1a	N/A	FORMER GAS WORKS	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Chelmsford 323m away. Closest Supermarket is Iceland Foods 154m away. Closest Primary School is Trinity Road Primary School 459m away. Closest Secondary School is Moulsham High School 825m away. Closest Public Transport is Town Centre Tesco Store Bus Stop 147m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is AGS near River Chelmer 14m away. The closest GP surgery is Beauchamp Housel, 200m south of the site.	++	No loss but would put pressure on existing health facilities.	-
CFS196	N/A	LAND SOUTH OF CHELMER VILLAGE WAY AND NORTH OF CHELMER AND BLACKWATER NAVIGATION	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Sandford Road 564m away. Closest Supermarket is Asda Chelmsford Superstore 434m away. Closest Primary School is Meadgate Primary School 332m away. Closest Secondary School is Moulsham High School 1,035m away. Closest Public Transport is Goddard Way Bus Stop 4m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is Wilvale Ranger Junior FC adjacent to the site. The closest GP surgery is Chelmer Village Surgery, which is up to 1km from the site.	+	No loss but would put pressure on existing health facilities.	-
CFS140	N/A	LAND SOUTH EAST OF MEREFIELDS MAIN ROAD, LITTLE WALTHAM	-	+/-	Closest City Centre is Chelmsford City Centre 3,708m away. Closest Post Office is Great Waltham 1,831m away. Closest Supermarket is Broomfield Hospital 813m away. Closest Primary School is Little Waltham CE Primary School 797m away. Closest Secondary School is Chelmer Valley High School 867m away. Closest Public Transport is Woodhouse Lane Bus Stop 125m away.	+	Unknown/no loss of existing facilities.	0/?	+	The site is adjacent to Newland Grove Nature Reserve. The closest GP surgery is Little Waltham Surgery, 800m from the site.	++	No loss but would put pressure on existing health facilities.	-
CF553 and 62	N/A	LAND EAST OF MAIN ROAD, BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 2,357m away. Closest Post Office is The Parade 1,803m away. Closest Supermarket is Shell Garage Eagle Way Little Waltham 239m away. Closest Primary School is Broomfield Primary School School Lane 353m away. Closest Secondary School is Chelmer Valley High School 341m away. Closest Public Transport is Church Green Bus Stop is adjacent to the site.	+	Unknown/no loss of existing facilities.	0/?	+	The site is adjacent to Newland Grove Nature Reserve. The closest GP surgery is Mountbatton House Surgery, 1.4km from the site.	+	No loss but would put pressure on existing health facilities.	-
CF5219	N/A	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 2,357m away. Closest Post Office is The Parade 1,807.m away. Closest Supermarket is Shell Garage Eagle Way Little Waltham 634m away. Closest Primary School is Broomfield Primary School School Lane 379m away. Closest Secondary School is Chelmer Valley High School 299m away. Closest Public Transport is Jubilee Avenue Bus Stop, which is adjacent to the site.	+	Unknown/no loss of existing facilities.	0/?	+	The site is adjacent to Newland Grove Nature Reserve. The closest GP surgery is Mountbatton House Surgery, 1.4km from the site.	+	No loss but would put pressure on existing health facilities.	-

Housing Site Appraisal														
PS Ref	Site ID	Site Name	SA05.3 Neighbouring Uses	SA05.3 Neighbouring Uses	SA05 5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	SA06.1 Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	SA06.1 Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	SA06.2 Impact on highway network.	SA06.2 Impact on highway network.	SA06.3 Infrastructure investment.	SA06.3 Infrastructure investment.	SA06 6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	SA07.1 Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	SA07.1 Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
EC3	N/A	GREAT LEIGHS - LAND EAST OF MAIN ROAD	Site surrounded by agricultural fields and residential so surrounding land uses would not have any adverse effects. There is a small business park to the north but this is considered unlikely to have an effect.	0	+	Closest Bus Stop is Shimbrooks 0m away. Closest Rail Station is Cressing Rail Station 4,955m away. Closest Park and Ride is Chelmer Valley Park and Ride 5,792m away.	+	Site accessed Main Road, which provides access onto the A131 at the northern and southern ends of the village. Given the significant scale of development there could be adverse highway impacts from congestion from traffic generation associated with the development of this site.	-	Unknown	?	+/-	Comprises Grade 2 agricultural land.	---
GS1K	N/A	RECTORY LANE WEST	The site is within an existing residential area and therefore no adverse effect is anticipated.	0	+	Within Chelmsford. Closest Bus Stop is King Edward VI School 77m away. Closest Rail Station is Chelmsford Rail Station 480m away. Closest Park and Ride is Chelmer Valley Park and Ride 4,325m away.	++	Site accessed from Elms Drive. Given that the site is currently a car park with 305 spaces, the change of use to 75 residential dwellings would be expected to reduce the number of traffic movements associated with this site.	+	Unknown	?	++	Previously developed (brownfield) land.	++
GS1I	N/A	CAR PARK WEST OF COUNTY HOTEL	The site is within an existing residential area with The County Hotel adjacent to the eastern boundary and therefore no adverse effect is anticipated.	0	+	Within Chelmsford. Closest Bus Stop is County Hotel 73m away. Closest Rail Station is Chelmsford Rail Station 395m away. Closest Park and Ride is Sandon Park and Ride 4,547m away.	++	Site accessed from Rainsford Road. Given that the site is currently a car park, the change of use to 45 residential dwellings would be expected to reduce the number of traffic movements associated with this site.	+	Unknown	?	++	Previously developed (brownfield) land.	++
GS1o	N/A	RECTORY LANE EAST	The site is within an existing residential area with Rectory Lane Car Park to the west and therefore no adverse effect is anticipated.	0	+	Within Chelmsford. Closest Bus Stop is Keene Home 185m away. Closest Rail Station is Chelmsford Rail Station 479m away. Closest Park and Ride is Chelmer Valley Park and Ride 4264m away.	++	Site accessed from Chelmer Valley Road. Given that the site is currently a 75 space car park, the change of use to 25 residential dwellings would be expected to reduce the number of traffic movements associated with this site.	+	Unknown	?	++	Previously developed (brownfield) land.	++
GS1s	N/A	LAND REAR OF 17-37 BEACH'S DRIVE	The site is within an existing residential area and therefore no adverse effect is anticipated. The site is currently in light industrial use and as such it is anticipated that the noise environment for neighbouring residential properties.	+	+	Within Chelmsford. Closest Bus Stop is Highfield Road 114m away. Closest Rail Station is Chelmsford Rail Station 1,482m away. Closest Park and Ride is Chelmer Valley Park and Ride 5,124m away.	++	Site accessed from Beech's drive. Whether the limited number of residential units would lead to an increase or decrease in net traffic movements is not known. However, it would be expected to lead to a decline in the number of goods vehicles moving to and from the site through a residential area.	+	Unknown	?	++	Previously developed (brownfield) land.	++
CW1a	N/A	FORMER GAS WORKS	The site is largely surrounded by industrial uses and as such there is the potential for disturbance from noise and vibration.	-	++/-	Within Chelmsford. Closest Bus Stop is Town Centre Tesco Store 147m away. Closest Rail Station is Chelmsford Rail Station 835m away. Closest Park and Ride is Sandon Park and Ride 3,093m away.	++	The site is accessed from Wharf Road. Wharf Road is a dead end to the east, increasing pressure on Wharf Road up to Navigation Road. Given the significant scale of development there could be significant adverse highway impacts from congestion from traffic generation associated with the development of this site.	---	Unknown	?	++/-	Previously developed (brownfield) land.	++
CFS196	N/A	LAND SOUTH OF CHELMER VILLAGE WAY AND NORTH OF CHELMER AND BLACKWATER NAVIGATION	The site has agricultural fields to the south and primarily residential uses to the north. There are also some limited industrial areas that may lead to noise and vibration.	-	+/-	Within Chelmsford. Closest Bus Stop is Goddard Way 4m away. Closest Rail Station is Chelmsford Rail Station 1,625m away. Closest Park and Ride is Sandon Park and Ride 850m away.	++	The site is accessed from Chelmer Road and Chelmer Village Way. Whilst the site provides close access to local A-roads including the A138, the scale of the development may adversely affect congestion on the local roundabouts.	-	Unknown	?	++/-	Develops 7.4 ha of ALC Grade 3, 19.2 ha of ALC Grade 4 and 6.1 ha of ALC Urban	---
CFS140	N/A	LAND SOUTH EAST OF MEREFIELDS MAIN ROAD, LITTLE WALTHAM	To the east and west of the site is agricultural land, to the north and south are residential areas. Therefore no adverse effect is anticipated	0	++/-	Closest Bus Stop is Woodhouse Lane 125m away. Closest Rail Station is Chelmsford Rail Station 4,751m away. Closest Park and Ride is Chelmer Valley Park and Ride 611m away.	+	The site is accessed from Roman Road (B1008). Due to the scale of the development, the local road network may be adversely affected by congestion.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land	---
CF553 and 62	N/A	LAND EAST OF MAIN ROAD, BROOMFIELD	To the north, east and south of the site is agricultural land, to the west is a residential area. Therefore no adverse effect is anticipated	0	+/-	Within Broomfield. Closest Bus Stop is Church Green, adjacent to the site. Closest Rail Station is Chelmsford Rail Station 3,410m away. Closest Park and Ride is Chelmer Valley Park and Ride 711m away.	++	The site is accessed from Roman Road (B1008). Due to the scale of the scale, the local road network may be adversely affected by congestion.	-	Unknown	?	++/-	Comprises Grade 3 agricultural land and some urban areas.	---
CFS219	N/A	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD	To the north, east and south of the site is agricultural land, to the west is a residential area. Therefore no adverse effect is anticipated	0	+/-	Within Broomfield. Closest Bus Stop is adjacent to the site. Closest Rail Station is Chelmsford Rail Station 3,410m away. Closest Park and Ride is Chelmer Valley Park and Ride 711m away.	++	The site is accessed from Roman Road (B1008). Due to the scale of the scale, the local road network may be adversely affected by congestion.	-	Unknown	?	++/-	Comprises Grade 3 agricultural land and some urban areas.	---

Housing Site Appraisal																		
			SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
PS Ref	Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
EC3	N/A	GREAT LEIGHS - LAND EAST OF MAIN ROAD	Development would not affect the contamination of land/soils.	0	---	In excess of 50m of a waterbody.	0	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	---
GS1K	N/A	RECTORY LANE WEST	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
GS1I	N/A	CAR PARK WEST OF COUNTY HOTEL	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
GS1o	N/A	RECTORY LANE EAST	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
GS1s	N/A	LAND REAR OF 17-37 BEACH'S DRIVE	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ3	---	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
CW1a	N/A	FORMER GAS WORKS	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ3	---	Within 500m of the Chelmsford Army and Navy AQMA.	-	N/A	N/A	Outside minerals safeguarding area.	0
CFS196	N/A	LAND SOUTH OF CHELMER VILLAGE WAY AND NORTH OF CHELMER AND BLACKWATER NAVIGATION	Development would not affect the contamination of land/soils.	0	---	Within 10m of a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ3	---	Within 500m of the Chelmsford Army and Navy AQMA.	-	N/A	N/A	The eastern area of the site falls within a Sand and Gravel Mineral Safeguarding Area.	---
CFS140	N/A	LAND SOUTH EAST OF MEREFIELDS MAIN ROAD, LITTLE WALTHAM	Development would not affect the contamination of land/soils.	0	---	Within 10m of a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ3	---	In excess of 500m from the AQMA.	0	N/A	N/A	The far western corner of the site is within a Sand and Gravel Mineral Safeguarding Area.	---
CFS53 and 62	N/A	LAND EAST OF MAIN ROAD, BROOMFIELD	Development would result in existing land / soil contamination being remediated.	++	-/+	Within 10m of a waterbody.	---	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ3	---	In excess of 500m from the AQMA.	0	N/A	N/A	The western and north eastern areas of the site are within a Sand and Gravel Mineral Safeguarding Area.	---
CFS219	N/A	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD	Development would not affect the contamination of land/soils.	0	---	Within 10 - 50m of a waterbody.	-	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	---	---	FZ3	---	In excess of 500m from the AQMA.	0	N/A	N/A	The western and eastern areas of the site are within a Sand and Gravel Mineral Safeguarding Area.	---

Housing Site Appraisal						
			SA13	SA13	SA14	SA14
PS Ref	Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
EC3	N/A	GREAT LEIGHS - LAND EAST OF MAIN ROAD	There are 9 Grade II listed buildings within 500m of the site. Seven of these are situated along Main road, with the closest of these being on the opposing side of the road to the site. In addition, Gubbion's Hall Moated Site, which is a Scheduled Monument, is less than 500m to the east of the site. Given the significant scale of development there could be significant adverse effects on these heritage assets, notwithstanding the intervening built form providing some screening, alongside Moat Wood between the site and the Scheduled Monumnet.	--	Development of this site would extend the central area of Great Leighs to the east. It is not considered that this would represent a large extension, however it would be expected to adversely effect views from two local footpats, one of which passes through the centre of the site.	-
GS1K	N/A	RECTORY LANE WEST	There are 9 Grade II listed buildings within 500m of the site, the closest being Lodge House, 100m to the north west of the site. There are also two Conservation Areas within 500m. The John Henry Keene Conservation area is 60m to the north and the West End Conservation Area is 260m to the South. Memorial Home conservation areas is typified by single sotrey red brick dwellings, which is also true for the dwellings on Elms Drive between the sites. Therefore whilst it is possible that development may be inkeeping with the conservation area, there nonetheless remains a significant risk that its sedtting would be adversely affected.	--	At present the site is a car park with roads on all sides. As such, redevelopment of the site would provide an opportunity to enhance the appearence of the site in an already residential area.	+
GS1I	N/A	CAR PARK WEST OF COUNTY HOTEL	There are 7 Grade II listed buildings within 500m of the site, three of which are within the West End Conservation Area which is adjacent to the northern boundary of the site. The Chracter Appraisal for the Conservation Area identifies the west end of Rainsford Road as a gateway to the West End. It also states that 'Surface car parking areas create gaps in the street frontage damaging the coherence and legibility of the original street pattern. ' Therefore i is considered that redevelopment of this sites has the opportunity to be sympathetic too, and potentially enhance, the Conservation Area. Therefore whilst it is possible that development may be inkeeping with the conservation area, there nonetheless remains a significant risk that its sedtting would be adversely affected.	--	At present the site is a car park with roads on all sides. As such, redevelopment of the site would provide an opportunity to enhance the appearence of the site in an already residential area.	+
GS1o	N/A	RECTORY LANE EAST	There are 8 Grade II listed buildings within 500m of the site. There are also two Conservation Areas within 500m. The John Henry Keene Conservation Area is on the opposing side of Chelmer Valley Road and the West End Conservation Area is 280m to the south west. Memorial Home conservation areas is typified by single storey red brick dwellings. Whilst it is possible that development may be inkeeping with the conservation area, there nonetheless remains a significant risk that its sedtting would be adversely affected.	--	At present the site is a car park . As such, redevelopment of the site would provide an opportunity to enhance the appearence of the site in an already residential area.	+
GS1s	N/A	LAND REAR OF 17-37 BEACH'S DRIVE	The 'Conduit in Tower Gardens' is a Grade II listed building 300m east of the site. It is a dome of stone upon 6 circular, tapered Doric columns without entasis, on pedestals, surmounted by a circular entablature with triglyphs. Given the distance from the site and the urban development between them, the risk to the listed building is considered negligible.	0	At present the site is in light industrial use. As such, redevelopment of the site would provide an opportunity to enhance the appearence of the site to an aesthetic more complimentary to the surrounding residential area.	+
CW1a	N/A	FORMER GAS WORKS	There are 60 Grade II and 2 Grade II* listed buildings within 500m of the site. The Moulsham Bridge Scheduled Monument is 200m west of the site. There are also three Conservation Areas within 500m of the site. The site itself is within the western end of the Chelmer and Blackwater Navigation Conservation Area, which is a mature river valley whose landscape has been modelled by commercial navigation and waterway activity. The character of the west part, where the river valley flood plain continues into the heart of Chelmsford, is derived from its physical relationship with the town and surrounding landscape, its historic economic function and transport. There are no listed buildings within the site boundary, the closest being the Grade II listed Beauchamp House 200m to the south. Given the sensitivity of these historic assets, there is a significant risk of an adverse effect.	--	At present the site is largely a derelict industrial use, dominated by two decomissioned gasometers. As such, redevelopment of the site would provide an opportunity to enhance the appearence of the site to an aesthetic more complimentary to the surrounding residential area.	+
CFS196	N/A	LAND SOUTH OF CHELMER VILLAGE WAY AND NORTH OF CHELMER AND BLACKWATER NAVIGATION	There are 14 Grade II listed buildings within 500m of the site. The site entirely within the Chelmer and Blackwater Navigation Conservation Area, which is a mature river valley whose landscape has been modelled by commercial navigation and waterway activity. There are no listed buildings within the site boundary, however there are 5 Grade II listed buildings adjacent to the site boundary. Given the sensitivity of these historic assets, there is a significant risk of an adverse effect.	--	At present the site is open grassland / scrubland. Development on the site would bring residential dwellings up to the River Chelmer, having a significant adverse effect on its setting in this area. Development would also have an adverse effect on properties in this area. As such, redevelopment of the site would provide an opportunity to enhance the appearence of the site to an aesthetic more complimentary to the surrounding residential area. Development would also singificantly affect views from, and the setting of, the Saffron Trail public footpath that runs along the River Chelmer.	--
CFS140	N/A	LAND SOUTH EAST OF MEREFIELDS MAIN ROAD, LITTLE WALTHAM	There are 21 Grade II listed buildings within 500m of the site. These are mainly in two clusters, one on the B1008 to the south west of the site and another cluster associated with the Little Watham Conservation Area 200m to the north of the site. The intervening buildings in the local area would provide screening miniting the potential effect, nonetheless there remains the potential for a significant adverse effect on these historic assets.	--	At present the site is open arable fields. Development of the site would adversely effect the seating of the River Chelmer in this area the views from the public footpaths that run along the eastern and northern sides of this site. It may also be seen to close the current gap between Blasford Hill and Little Waltham.	--
CFS53 and 62	N/A	LAND EAST OF MAIN ROAD, BROOMFIELD	There are 15 Grade II and 1 Grade II*listed buildings within 500m of the site. The Grade II* listed Church of St Mary the Virgin is 270m west of the site, within the Broomfield Conservation Area. The Broomfield Conservation Area is adjacent to the south western corner of the site, where there is also a cluster of 4 of the Grade II listed buildings. Therefore development of the far south western corner of the site, which it could be noted is not included within CFS 62, may have a significant adverse effect on these historic assets.	--	At present the site is open arable fields. Development of the site would adversely effect the seating of the River Chelmer in this area and the view from the public footpath in the north eastern area of the site. It would also effect views for existing residents in Broomfield.	--
CFS219	N/A	LAND NORTH OF CRICKETERS CLOSE, BROOMFIELD	There are 13 Grade II and 1 Grade II*listed buildings within 500m of the site. The Grade II* listed Church of St Mary the Virgin is 370m west of the site, within the Broomfield Conservation Area. The Broomfield Conservation Area is 140m from the south western corner of the site, where there is also a cluster of 4 of the Grade II listed buildings. Therefore development of the site may have a significant adverse effect on these historic assets.	--	At present the site is open arable fields. Development of the site would adversely effect the setting of the River Chelmer in this area and views for existing residents in Broomfield.	-

			SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2	SA03.3
PS Ref	Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.	Impact on Educational Establishments
CFS139	N/A	LAND AROUND AND INCLUDING BOREHAM AIRFIELD	The CH 83 Local Wildlife Site is adjacent to the western boundary of the site. Contains Bulls Lodge Lagoons & The Grove, Boreham LoWS CCAA and an unnamed Local Wildlife Site. Also adjacent to Boreham Road Gravel Pits, Boreham LoWS CCAA.	—	Unknown	?	Unknown	?	—/?	7,053	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 1	N/A	SITE ADJACENT POND VIEW	The Sandylay and Moat Woods and Busy Breams Woods Ancient Woodlands are both within 500m of the site	—	Unknown	?	Unknown	?	—/?	11	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 14	N/A	LAND SOUTH WEST OF SUNNYFIELDS SCHOOL, SCHOOL LANE	The Sandylay and Moat Woods Ancient Woodland is within 500m of the site	—	Unknown	?	Unknown	?	—/?	163	++	None to be provided.	0	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 23	CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE (SAME NAME AS CFS 195 BUT A DIFFERENT SITE [ADJACENT TO CFS 196])	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	53	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 22	N/A	LIVERY STABLES FULBOURNE FARM	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	293	++	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 24	N/A	LAND AROUND SEWAGE WORKS GOODMANS LANE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	99	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 26	CFS 119	LAND EAST OF THE CRESCENT	The site is 80m north of Straw Brook Plantation, Little Leighs Local Wildlife Site and CCAA. It is also 100m north of an unnamed Wildlife Site.	-	Unknown	?	Unknown	?	-/?	17	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 12	N/A	BUSHY HILL COMMUNICATIONS STATION EDWINS HALL ROAD	Surrounded by Bushy Hill, South Woodham Ferrers Local Wildlife Site CCAA and an unnamed Wildlife Site	-	Unknown	?	Unknown	?	-/?	39	+	The site is currently occupied by a number of buildings associated with the communications towers. How development of the site would effect net jobs both on the site and in the local area is not known at present.	—/?	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
17 SLAA 29	N/A	BILTON ROAD CHELMSFORD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	170	++	The site is currently a 3.2ha employment site.	—	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

PS Ref	Site ID	Site Name	SA03.3 Impact on Educational Establishments	SA03 3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	SA04.1 Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	SA04.1 Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	SA04.2 Provision/loss of community facilities and services.	SA04.2 Provision/loss of community facilities and services.	SA04 4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	SA05.1 Access to -GP Surgeries Open Space (including sports and recreational facilities).	SA05.1 Access to -GP Surgeries Open Space (including sports and recreational facilities).	SA05.2 Provision / loss of open space or health facilities.	SA05.2 Provision / loss of open space or health facilities.
CFS139	N/A	LAND AROUND AND INCLUDING BOREHAM AIRFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 3,262m away. Closest Post Office is Abercorn News and Post Office 737m away. Closest Supermarket is Boreham 740m away. Closest Primary School is Boreham Primary School 586m away. Closest Secondary School is Boswells School 1,849m away. Closest Public Transport is Gravel Pit Bus Stop 174m away.	+	Unknown	0/?	+	Closest GP is The Laurals Surgery 680m south of the site. Closest Open Space is Channels Golf Club 0m away.	++	No loss but would put pressure on existing health facilities.	-
17 SLAA 1	N/A	SITE ADJACENT POND VIEW	-	+/-	Closest City Centre is Chelmsford City Centre 10,378m away. Closest Post Office is Great Leighs 999m away. Closest Supermarket is Great Leighs Village Store 999m away. Closest Primary School is Great Leighs Primary School 967m away. Closest Secondary School is Chelmer Valley High School 7,705m away. Closest Public Transport is Moulsham Hall Bus Stop 397m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is Bushywood Farm 316m away. The closest GP surgery is Great Notley Surgery, 2.5km north of site.	+	No loss but would put pressure on existing health facilities.	-
17 SLAA 14	N/A	LAND SOUTH WEST OF SUNNYFIELDS SCHOOL, SCHOOL LANE	-	+/-	Closest City Centre is Chelmsford City Centre 9,265m away. Closest Post Office is Great Leighs 247m away. Closest Supermarket is Great Leighs Village Store 247m away. Closest Primary School is Great Leighs Primary School 480m away. Closest Secondary School is Chelmer Valley High School 6,475m away. Closest Public Transport is Main Road Bus Stop 193m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is Fayrewood Park 58m away. The closest GP surgery is Great Notley Surgery, 2.6km north of site.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
17 SLAA 23	CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE (SAME NAME AS CFS 195 BUT A DIFFERENT SITE [ADJACENT TO CFS 196])	-	+/-	Closest City Centre is Chelmsford City Centre 8,660m away. Closest Post Office is Great Leighs 650m away. Closest Supermarket is Great Leighs Village Store 650m away. Closest Primary School is Great Leighs Primary School 356m away. Closest Secondary School is Chelmer Valley High School 5,987m away. Closest Public Transport is Rochester Farm Bus Stop 203m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4.3km away. Closest open space is the Beadle Way Play Area located 118m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
17 SLAA 22	N/A	LIVERY STABLES FULBOURNE FARM	-	+/-	Closest City Centre is Chelmsford City Centre 8,951m away. Closest Post Office is Great Leighs 548m away. Closest Supermarket is Great Leighs Village Store 548m away. Closest Primary School is Great Leighs Primary School 198m away. Closest Secondary School is Chelmer Valley High School 6,254m away. Closest Public Transport is Rochester Farm Bus Stop 402m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4.3km away. Closest open space is the Beadle Way Play Area located 65m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
17 SLAA 24	N/A	LAND AROUND SEWAGE WORKS GOODMAN'S LANE	-	+/-	Closest City Centre is Chelmsford City Centre 8,316m away. Closest Post Office is Great Leighs 868m away. Closest Supermarket is Great Leighs Village Store 868m away. Closest Primary School is Great Leighs Primary School 552m away. Closest Secondary School is Chelmer Valley High School 5,555m away. Closest Public Transport is Deres Bridge Bus Stop 78m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Owls Hill Surgery (branch of Fern House) located 4.5km away. Closest Open Space is Plantation running adjacent to the River Ter 0m from the site.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
17 SLAA 26	CFS 119	LAND EAST OF THE CRESCENT	-	+/-	Closest City Centre is Chelmsford City Centre 8,059m away. Closest Post Office is Great Leighs 1,189m away. Closest Supermarket is Great Leighs Village Store 1189m away. Closest Primary School is Great Leighs Primary School 993m away. Closest Secondary School is Chelmer Valley High School 5,283m away. Closest Public Transport is The Crescent Bus Stop, adjacent to the site.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Little Waltham & GT Notley Surgery located approximately 3.6km away. Closest Open Space is Kelvedon & DAA Private Fishing Lake 157m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
17 SLAA 12	N/A	BUSHY HILL COMMUNICATIONS STATION EDWINS HALL ROAD	-	+/-	Closest City Centre is South Woodham Ferrers City Centre 1,077m away. Closest Post Office is One Stop Community Stores 998m away. Closest Supermarket is One Stop Community Stores 998m away. Closest Primary School is Woodville Primary School 663m away. Closest Secondary School is William de Ferrers School 834m away. Closest Public Transport is Drapers Road Bus Stop 528m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Kingsway Surgery, located approximately 1.2km away. Closest Open Space is Edwins Hall Wood, which encompasses the site.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
17 SLAA 29	N/A	BILTON ROAD CHELMSFORD	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Forest Drive 258.0m away. Closest Supermarket is Chelmsford Marsham Arms Express 251.0m away. Closest Primary School is Westlands Community Primary School 380.0m away. Closest Secondary School is St. Philip's Priory School New London Road 376.0m away. Closest Public Transport is Waterhouse Lane Bus Stop 37.0m away.	++	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Whitley House Surgery, located approximately 210m south of the site. Closest Open Space is Waterhouse Street Play Area, adjacent to the site	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

PS Ref	Site ID	Site Name	SA05.3 Neighbouring Uses	SA05.3 Neighbouring Uses	SA05 5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	SA06.1 Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	SA06.1 Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	SA06.2 Impact on highway network.	SA06.2 Impact on highway network.	SA06.3 Infrastructure investment.	SA06.3 Infrastructure investment.	SA06 6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	SA07.1 Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	SA07.1 Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
CFS139	N/A	LAND AROUND AND INCLUDING BOREHAM AIRFIELD	There is a light industrial area and an old quarry bordering the site to the east. There is also a railway line adjacent to the southern boundary of the site. There is the potential for these to adversely affect the health of prospective residents due to, for example, noise and vibration.	-	-	Within Chelmsford. Closest Bus Stop is Gravel Pit 174m away. Closest Rail Station is Hatfield Peverel Rail Station 3,236m away. Closest Park and Ride is Chelmer Valley Park and Ride 881m away.	++	Accessed primarily from the A12, with potential further access from Essex Regiment Way and Waltham Road. Due to the size of the scheme there could be significant impacts on the local highway network.	---	Unknown	?	++/-	Comprises Grade 2 & 3 agricultural land and some previously developed (brownfield) land.	~/+
17 SLAA 1	N/A	SITE ADJACENT POND VIEW	The site is in a largely agricultural area with some scattered dwellings. Therefore no adverse effect is anticipated	0	+/-	Within Great Leighs. Closest Bus Stop is Moulsham Hall 397m away. Closest Rail Station is Cressing Rail Station 4,478m away. Closest Park and Ride is Chelmer Valley Park and Ride 6,391m away.	++	The site is accesseed from Banters Lane. Due to the small scale of the site, a negligible effect is anticipated.	0	Unknown	?	++	Comprises Grade 2 agricultural land.	---
17 SLAA 14	N/A	LAND SOUTH WEST OF SUNNYFIELDS SCHOOL, SCHOOL LANE	Disturbance may be caused by the light industrial unit to the north of the site and from the A131, a dual carriageway on the southern boundary of the site.	-	-	Closest Bus Stop is Main Road 193m away. Closest Rail Station is Cressing Rail Station 5,466m away. Closest Park and Ride is Chelmer Valley Park and Ride 5,311m away.	+	Accessed by School Lane, which at the location of the site is a single lane road. As such, given the scale of development it is anticipated that there would be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises Grade 2 & 3 agricultural land.	---
17 SLAA 23	CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE (SAME NAME AS CFS 195 BUT A DIFFERENT SITE [ADJACENT TO CFS 196])	There are agricultural fields to the north, west and south of the site. To the east is a light industrial area that could cause adverse impacts.	-	+/-	Closest Bus Stop is Rochester Farm 203m away. Closest Rail Station is Cressing Rail Station 5,501m away. Closest Park and Ride is Chelmer Valley Park and Ride 4,673m away.	+	Access to the site would be from Pork Hall Lane, which is a single lane road. As such, development of the site may have a significant adverse effect on the local transport network.	---	Unknown	?	+/-	Comprises Grade 3 agricultural land.	---
17 SLAA 22	N/A	LIVERY STABLES FULBOURNE FARM	There are agricultural fields to the south of the site, with residential areas to the west and north. To the east is a light industrial area that could cause adverse impacts.	-	+/-	Closest Bus Stop is Rochester Farm 402m away. Closest Rail Station is Cressing Rail Station 5,277m away. Closest Park and Ride is Chelmer Valley Park and Ride 4,965m away.	-	Access to the site would be from Boreham Road and / Pork Hall Lane, which is a single lane road. Given the scale of the development it would be expected to have a significant adverse effect on the local transport network.	---	Unknown	?	---	Comprises Grade 3 agricultural land.	---
17 SLAA 24	N/A	LAND AROUND SEWAGE WORKS GOODMAN'S LANE	There are agricultural fields all all sides of the site. To the northwest there is a disused sewage works.	0	+/-	Closest Bus Stop is Deres Bridge 78m away. Closest Rail Station is Cressing Rail Station 5,900m away. Closest Park and Ride is Chelmer Valley Park and Ride 4,353m away.	+	Access to the site would be from Goodmans Lane Lane, which provides local access onto the A131. Given the scale of the development it would be expected to have a minor adverse effect on the local transport network.	-	Unknown	?	+/-	Comprises Grade 2 & 3 agricultural land.	---
17 SLAA 26	CFS 119	LAND EAST OF THE CRESCENT	A131 is adjacent to the site for all of its eastern boundary. This could have an impact on potential residents amenity through, for example, noise and emissions.	-	-	Closest Bus Stop is The Crescent, which is adjacent to the site. Closest Rail Station is Cressing Rail Station 6,514m away. Closest Park and Ride is Chelmer Valley Park and Ride 4,107m away.	+	Accessed by The Crescent Main Road. Due to the size of the site and its location together with the nature of the adjoining road network, there are no identified traffic constraints.	0	Unknown	?	+	Comprises of Grade 2 agricultural land.	---
17 SLAA 12	N/A	BUSHY HILL COMMUNICATIONS STATION EDWINS HALL ROAD	There is woodland to the west and south of the site and open fields to the north and east, therefore no adverse impact is anticipated.	0	-	Closest Bus Stop is Drapers Road 528m away. Closest Rail Station is South Woodham Ferrers Rail Station 1,118m away. Closest Park and Ride is Sandon Park and Ride 9,396m away.	-	Site accessed by an unnamed unadopted road that connets to the site from Edwin's Hall Road. It is a single lane road that is unlikely to be sufficient for the level of housing proposed. As such, a significant adverse effect is anticipated..	---	Unknown	?	---	Comprises of Grade 3 agricultural land.	---
17 SLAA 29	N/A	BILTON ROAD CHELMSFORD	There are residential areas to the west and south of the site, with commercial units to the north and east. Therefore the is the potential for noise disturbance from these commercial premises.	-	-	Within Chelmsford. Closest Bus Stop is Waterhouse Lane 37m away. Closest Rail Station is Chelmsford Rail Station 1,123m away. Closest Park and Ride is Sandon Park and Ride 4,772m away.	++	Site is accessed from Waterhouse Lane. Whether redevelopment of the site for residential use would lead to a net increase or decrease in traffic movements to and from the site is not known.	?	Unknown	?	++/?	Previously developed (brownfield) land.	++

			SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
PS Ref	Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
CFS139	N/A	LAND AROUND AND INCLUDING BOREHAM AIRFIELD	Development would result in existing land / soil contamination being remediated.	++	-/+	Surface water bodies are within the site boundary, including both ponds and a river draining to the south.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	Contains some limited areas of Flood Zone 2 and 3 associated with local watercourses.	-	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area.	--
17 SLAA 1	N/A	SITE ADJACENT POND VIEW	Development would not affect the contamination of land/soils.	0	--	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
17 SLAA 14	N/A	LAND SOUTH WEST OF SUNNYFIELDS SCHOOL, SCHOOL LANE	Development would result in existing land / soil contamination being remediated.	0	--	In excess of 50m of a waterbody.	0	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
17 SLAA 23	CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE (SAME NAME AS CFS 195 BUT A DIFFERENT SITE [ADJACENT TO CFS 196])	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
17 SLAA 22	N/A	LIVERY STABLES FULBOURNE FARM	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
17 SLAA 24	N/A	LAND AROUND SEWAGE WORKS GOODMAN'S LANE	Development would not affect the contamination of land/soils.	0	--	Within 10m of a waterbody.	--	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	An area within the western part of the site is designated as flood zone 3, associated with a local waterway.	--	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
17 SLAA 26	CFS 119	LAND EAST OF THE CRESCENT	Development would not affect the contamination of land/soils.	0	--	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
17 SLAA 12	N/A	BUSHY HILL COMMUNICATIONS STATION EDWINS HALL ROAD	Development would not affect the contamination of land/soils.	0	--	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
17 SLAA 29	N/A	BILTON ROAD CHELMSFORD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	--	--	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0

			SA13	SA13	SA14	SA14
PS Ref	Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
CFS139	N/A	LAND AROUND AND INCLUDING BOREHAM AIRFIELD	There are 11 grade II listed buildings located within 500m of the site. The Boreham - Roman Road and Plantation Road Conservation Area lies on the opposing side of the A12 to the south. The New Hall Boreham Registered Park and Garden lies 500m to the south west. Given the scale of development it would be difficult to screen from surrounding heritage assets and so there is potential for significant adverse effects.	-	Development of this site would result in a considerable extension of Little Waltham to the east and Boreham to the north. Due to the scale of the development and the loss of agricultural greenfield land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Overall, due to the scale of the development and loss of agricultural land there is potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that North East Chelmsford has a moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not in the green belt.	-
17 SLAA 1	N/A	SITE ADJACENT POND VIEW	There are 7 Grade II listed buildings within 500m of the site. The Gubbion's Hall moated site Scheduled Monument lies within 100m of the site. there are no other designated heritage assets within 500m of the site. Due to the limited scale of development and intervening tree screening, the potential effect on these historic assets is considered minimal.	-	The scale of development is minimal and in an area with existing residential properties. Views from footpaths to the north of the site may be affected, but the overall effect would be considered minimal. The 2017 Landscape Sensitivity and Capacity Assessment confirms that the Great Leighs study area has a mixture of high and moderate landscape sensitivity with this site recording medium. Overall Great Leighs has a capacity to accommodate new development ranges from low to medium - high with this site recording medium. The site is not in the green belt.	-
17 SLAA 14	N/A	LAND SOUTH WEST OF SUNNYFIELDS SCHOOL, SCHOOL LANE	There are 14 Grade II listed buildings located within 500m of the site. There are three Grade II Listed Buildings on School Lane, between the two half's of the site including Fortune's Cottage and Chadwick's Farmhouse. Due to the scale of development and the proximity of these historic assets, it is considered that there is likely to be a significant adverse effect.	-	Due to the scale of the development and the loss of agricultural greenfield land, development of this site would result in a change to the local landscape character and could affect long distance views from the surrounding countryside including the public bridleways to the north of the site. Overall, due to the scale of the development and loss of agricultural land there is the potential for significant adverse effects on landscape character, although it is recognised that a well designed site and landscaping could help to mitigate adverse impacts. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not in the green belt.	-
17 SLAA 23	CFS 195	LAND SOUTH EAST OF 36 CASTLE CLOSE AND NORTH WEST OF 42 CATHERINES CLOSE (SAME NAME AS CFS 195 BUT A DIFFERENT SITE [ADJACENT TO CFS 196])	There are 12 Grade II listed buildings located within 500m of the site. Whilst a well designed site may help to mitigate effects it is considered that there is potential for adverse heritage effects on setting of some listed buildings.	-	Development of this site would result in the extension of Great Leighs to the south east into an area that is currently open agricultural fields. The site is poorly screened, increasing its potential impact on long distance views. The development would result in loss of agricultural land, which would result in a change to the local landscape character and the visual amenity of local residents. There is therefore potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not assessed within the study and it is not in the green belt.	-
17 SLAA 22	N/A	LIVERY STABLES FULBOURNE FARM	There are 11 Grade II listed buildings located within 500m of the site. Whilst a well designed site may help to mitigate effects it is considered that there is potential for adverse heritage effects on setting of some listed buildings, in particular Fulbournes Farmhouse and Fulbourne Cottages, which are adjacent to the site.	-	Development of this site would result in the extension of Great Leighs to the south east into an area that is currently open agricultural fields. The site is poorly screened to the north and south, increasing its potential impact on long distance views. The development would result in the loss of agricultural land, which would result in a change to the local landscape character and the visual amenity of local residents. There is therefore potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not assessed within the study and it is not in the green belt.	-
17 SLAA 24	N/A	LAND AROUND SEWAGE WORKS GOODMANS LANE	There are 7 Grade II listed buildings located within 500m of the site. Whilst a well designed site may help to mitigate effects it is considered that there is potential for adverse heritage effects on setting of some listed buildings.	-	The site is currently seperated from the main urban area of Great Leighs. The site is poorly screened , increasing its potential impact on long distance views including from the footpaths that pass north / south through the site. However it should be noted that the sewage works and a junction of the A131 both detract from the local landscape at present. The development would result in the loss of agricultural land, which would result in a change to the local landscape charactet. There is therefore potential for adverse landscape effects. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not assessed within the study and it is not in the green belt.	-
17 SLAA 26	CFS 119	LAND EAST OF THE CRESCENT	There are 5 Grade II listed buildings located within 500m of the site. The closest of these is 'Kitscroft', a C18 timber-framed and plastered cottage, which is currently screened from the development site by trees along the Crescent Main Road. The impact upon the other listed buildings would be minimal due to their distance fomr the site. It is therefore considered that a minor negative impact is predicted.	-	This development would result in the loss of agricultural land which would have a negative impact upon views for residents living on the Crescent. However, the site is limited in scale and adjacent to a main road and roundabout. The 2017 Landscape Sensitivity and Capacity Assessment confirms that Great Leigh has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium - high. The site is not included in the assessment however. Overall it is considered that there is therefore potential for minor negative effects on landscape character. The site is not in the green belt.	-
17 SLAA 12	N/A	BUSHY HILL COMMUNICATIONS STATION EDWINS HALL ROAD	There are no designated heritage assets within 500m of the site, which currently contain a number of buildings and telecommunications masts. As such the effects are considered to be neutral.	0	It is assumed that development would lead to the removal of the telecommunications masts, which may be seen a a benefit to the local landscape. The site is well screened from the west and south and there are few receptors in the local area, however views from the public bridleway to the south east. Whilst this would represent development in an otherwise isolated part of the countryside, the site is already developed with a number of buildings. Overall it is considered that there are therefore both positive and negtive effects on landscape character. The site is not in the green belt.	+/-
17 SLAA 29	N/A	BILTON ROAD CHELMSFORD	There is one Grade II listed building within 500m of the site. The New London Road Conservation Area is 500m from the site. Given the amount of build development between the site and these historic assests, no effect is expected.	0	At present, the site contains a mix of commercial buildings, with modern car showrooms front Waterhouse Lane. Whilst these builds do not detract rom the local townscape, redevelopment would provide the opportunity to enhance the local townscape in a manner inkeeping with the local residential development.	+

PS Ref	Site ID	Site Name	SA01.1 Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	SA01.1 Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	SA01.2 Presence of protected species. Presence of BAP habitats and species.	SA01.2 Presence of protected species. Presence of BAP habitats and species.	SA01.3 Green infrastructure provision. Enhancement of habitats and species.	SA01.3 Green infrastructure provision. Enhancement of habitats and species.	SA01 1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	SA02 Number of (net) new dwellings proposed/loss of dwellings.	SA02 2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	SA03.1 Net employment land provision/loss.	SA03.1 Net employment land provision/loss.	SA03.2 Proximity to key employment sites.	SA03.2 Proximity to key employment sites.	SA03.3 Impact on Educational Establishments
17 SLAA 20	N/A	EASTWOOD HOUSE, GLEBE ROAD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	119	++	The site is currently a 2.2ha employment site.	—	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
CFS 275	N/A	MOULSHAM LODGE COMMUNITY CENTRE, WALTHAM GLEN	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	The site is 0.56ha and as such it is assumed that it would provide for less than 100 dwellings	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
15 SLAA 41	N/A	THE ISLAND CAR PARK, HIGH BRIDGE ROAD	Adjacent to Chelmer Valley Riverside, Chelmsford, LoWS CCAA	-	Unknown	?	Unknown	?	-/?	The site is 0.8ha and as such it is assumed that it would provide for less than 100 dwellings	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
	CFS212	LAND ADJACENT TO CAMPION FARM, SAXON WAY, BROOMFIELD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	189	++	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
	CFS211	CAMPION FARM, GUTTERS LANE BROOMFIELD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	65	+	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
	CFS143	LAND AT SEVEN ASH GREEN	Chelmer Valley Riverside LNR, LoWSCCAA and wildlife site, lies within the site	—	Unknown	?	Unknown	?	—/?	176	++	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
	CFS25	LAND SOUTH WEST OF 21 ASH GREEN CHELMSFORD	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	19	+	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.
	CFS10	MOUNT MARSHALLS	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	12	+	None to be provided	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+	No loss but would increase the pressure on existing educational facilities.

			SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2	SA05.2
PS Ref	Site ID	Site Name	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.	Provision / loss of open space or health facilities.
17 SLAA 20	N/A	EASTWOOD HOUSE, GLEBE ROAD	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Chelmsford 595m away. Closest Supermarket is Chelmsford SF 203m away. Closest Primary School is Maltese Road Primary School 137m away. Closest Secondary School is King Edward VI Grammar School, Chelmsford 137m away. Closest Public Transport is Coach Stop Bus Stop 127m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is Rivermead Gate Surgery, located approximately 310m north east of the site. Closest Open Space is King Edward VI Grammar School 171m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
CFS 275	N/A	MOULSHAM LODGE COMMUNITY CENTRE, WALTHAM GLEN	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Gloucester Avenue 457m away. Closest Supermarket is Lidl Chelmsford 144.0m away. Closest Primary and Secondary School is Moulsham Junior School, adjacent to the western boundary of the site. Closest Public Transport is Lister Tye Bus Stop 150m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is Moulsham Lodge Surgery, located approximately 555m South of the site. Closest Open Space is Moulsham School adjacent to the site.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
15 SLAA 41	N/A	THE ISLAND CAR PARK, HIGH BRIDGE ROAD	-	+/-	The site is within Chelmsford City Centre. Closest Post Office is Chelmsford 321m away. Closest Supermarket is Iceland Foods 259m away. Closest Primary School is Cathedral School Victoria Road 548m away. Closest Secondary School is St. Anne's School New London Road 797m away. Closest Public Transport is Parkway Bus Stop 129m away.	++	Development would lead to the loss of a publically accessible short stay car park operated by Chelmsford Council	-	++/-	Closest GP is Beauchamp House Surgery, located approximately 70m south of the site. Closest Open Space is AGS near River Chelmer 33m away.	++	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
	CFS212	LAND ADJACENT TO CAMPION FARM, SAXON WAY, BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 1257m away. Nearest post office is The Parade 811m away. Closest supermarket is Tesco Express, Chelmsford Broomfield Road Express 776m away. Closest Primary school is Broomfield Primary School School Lane 577m away. Closest secondary school is Boswells school 743m away. Closest public transport is Erick Avenue Bus Stop 113m away. Closest GP is Mountbatten House Surgery, 1 Montgomery Close 893m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Mountbatten House Surgery 893m away. Closest open space is Roselawn Gardens AGS 47m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
	CFS211	CAMPION FARM, GUTTERS LANE BROOMFIELD	-	+/-	Closest City Centre is Chelmsford City Centre 1149m away. Nearest post office is The Parade 785m away. Closest supermarket is Tesco Express, Chelmsford Broomfield Road Express 753m away. Nearest primary school is Perryfields Junior and Infants School 678m away and Broomfield Primary School School Lane 852m away. Closest secondary school is Boswells school 621m away. Closest public transport is Erick Avenue Bus Stop 255m away. Closest GP surgery is Mountbatten House Surgery 844m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Mountbatten House Surgery 844m away. Closest open space is Vellacots Road AGS 82m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-
	CFS143	LAND AT SEVEN ASH GREEN	-	+/-	Closest City Centre is Chelmsford City Centre 61m away. Closest post office is Torquay Road 476m away. Nearest supermarket is Spar, Rivermead Gate, Bishop Hall Ln, Chelmsford 214m away. Nearest primary school is Perryfields Junior and Infants school 558m away. Closest secondary school is Cathedral School Victoria Road 546m away. Closest public transport is Hillary Close Bus Stop 139m away. Closest GP is Humber Road Surgery 271m away.	++	Unknown/no loss of existing facilities.	0/?	++	Closest GP is Humber Road Surgery 271m away. Closest open space is Chelmnor Valley LNR and Springfield Hall Park 0m away.	+	27 ha of Chelmnor Valley and 11ha of Springfield Hall Park.	---
	CFS25	LAND SOUTH WEST OF 21 ASH GREEN CHELMSFORD	-	+/-	Closest City Centre is Chelmsford City Centre 370m away. Closest post office is Torquay Road 500m away. Nearest supermarket is Spar, Rivermead Gate, Bishop Hall Ln, Chelmsford 512m away. Nearest primary school is Perryfields Junior and Infants school 627m away. Closest secondary school is Boswells school 677m away. Closest public transport is Hillary Close Bus Stop 176m away. Closest GP is Humber Road Surgery 346m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is Humber Road Surgery 346m away. Closest open space is Chelmnor Valley LNR 0m away.	+	27 ha of Chelmnor Valley.	---
	CFS10	MOUNT MARSHALLS	-	+/-	Closest City Centre is Chelmsford City Centre, 4231m away. Nearest post office is Abercorn News and Post Office 1997m away. Closest supermarket is Marks And Spencer, Colchester Road 1771m away. Nearest primary school is The Bishops CE and RC Primary School 2400m away. Closest secondary school is Boswells School 2674m away. Closest public transport is New Hall School Bus Stop 975m away. Closest GP is The Laurels Surgery 2193m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is The Laurels Surgery 2193m away. Closest Open space is Hanson Aggregates Woodland 585m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.	-

			SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
PS Ref	Site ID	Site Name	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
17 SLAA 20	N/A	EASTWOOD HOUSE, GLEBE ROAD	The site is in a residential area. There is a construction site to the south and east of the site at present, however it is likely that this work will have been completed by the time any dwellings on the site became habitable. If this were not the case then noise disturbance is likely, however it would be expected to be minimal as there are existing residential properties adjacent to the construction site and mitigation measures will already be in place to ensure that disturbance to residents is acceptable.	-	-	Within Chelmsford. Closest Bus Stop is Coach Stop 127m away. Closest Rail Station is Chelmsford Rail Station 190m away. Closest Park and Ride is Sandon Park and Ride 4,080m away.	++	Site is accessed from Glebe Road. Whether redevelopment of the site for residential use would lead to a net increase or decrease in traffic movements to and from the site is not known.	?	Unknown	?	++/?	Previously developed (brownfield) land.	++
CFS 275	N/A	MOULSHAM LODGE COMMUNITY CENTRE, WALTHAM GLEN	The site is in a residential area with no identified local sources of noise	0	-	Within Chelmsford. Closest Bus Stop is Lister Tye 150m away. Closest Rail Station is Chelmsford Rail Station 1,730m away. Closest Park and Ride is Sandon Park and Ride 3,190m away.	++	Site is accessed from Waltham Glen. Given the small scale of development, the effect on the local road network would be minor.	-	Unknown	?	++/-	Previously developed (brownfield) land.	++
15 SLAA 41	N/A	THE ISLAND CAR PARK, HIGH BRIDGE ROAD	The River Chelmer is to the east of the site, a derelict gas works to the north, with retail premises to the west and south. The A1099 crosses over the site and is a potential source of noise and vibration.	0	-	Within Chelmsford. Closest Bus Stop is Parkway 129m away. Closest Rail Station is Chelmsford Rail Station 839m away. Closest Park and Ride is Sandon Park and Ride 3,268m away.	++	Site is accessed from Can Bridge Way. Given that the site is currently a car park with 250 spaces, the change of use to residential dwellings would be expected to reduce the number of traffic movements associated with this site.	+	Unknown	?	++	Previously developed (brownfield) land.	++
	CFS212	LAND ADJACENT TO CAMPION FARM, SAXON WAY, BROOMFIELD	There is a residential area to the west of the site with no identified source of noise.	0	-	Closest bus stop is Erick Avenue 113m away. Closest Railway station is Chelmsford Rail station 2315m away. Nearest Park and Ride 1378m away.	++	Site accessed from Main Road. Due to the scale of the development, the local road network may be adversely affected by congestion.	-	Unknown	?	++/-	Includes a small area of previously developed (brownfield) land and greenfield land.	+/-
	CFS211	CAMPION FARM, GUTTERS LANE BROOMFIELD	There is a residential area to the west of the site with no identified source of noise.	0	-	Closest bus stop is Erick Avenue 255m away. Closest Railway station is Chelmsford Rail station 2207m away. Nearest Park and Ride 1624m away.	++	Site accessed from Main Road. Due to the scale of the development, the local road network may be adversely affected by congestion.	-	Unknown	?	++/-	Includes a small area of previously developed (brownfield) land and greenfield land.	+/-
	CFS143	LAND AT SEVEN ASH GREEN	There are light industrial units to the west and south of the site that may adversely affect the site through noise and vibration.	-	---	Closest public transport is Hillary Close Bus Stop 139m away. Closest Railway station is Chelmsford Rail Station 860m away. Nearest park and ride 2574m away.	++	There are no existing roads over the River Chelmer to the west of the site and as such access would be via local roads to the east of the site. Given the scale of the development it would be expected to have a significant adverse effect on the local transport network.	---	Unknown	?	++/-	Comprises Grade 3 agricultural land.	---
	CFS25	LAND SOUTH WEST OF 21 ASH GREEN CHELMSFORD	The land is in a residential area to the west of the site with no identified source of noise.	0	---	Closest bus stop is Hillary Close 176m away. Closest Railway station is Chelmsford Rail Station 1193m away. Nearest Park and Ride 2573m away.	++	Given the small scale of the site no adverse effect on the highways network is anticipated	0	Unknown	?	++	Comprises of Grade 3 agricultural land	---
	CFS10	MOUNT MARSHALLS	The land is in a rural area to the west of the site with no identified source of noise.	0	-	Closest bus stop is New Hall School Bus Stop 975m away. Closest railway station is Hatfield Peverel Rail Station 5014m away. Nearest Park and Ride is Chelmer Valley Park and Ride 2059m away.	+	The site would be accessed from Generals Lane, which is a single lane road. The scheme is small in scale, however as the road is only a single lane it is considered that there could be significant impacts on the local highway network.	---	Unknown	?	+/-	Comprises of Grade 3 agricultural land	---

			SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
PS Ref	Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
17 SLAA 20	N/A	EASTWOOD HOUSE, GLEBE ROAD	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	F21	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside minerals safeguarding area.	0
CFS 275	N/A	MOULSHAM LODGE COMMUNITY CENTRE, WALTHAM GLEN	Development would result in existing land / soil contamination being remediated.	++	++	In excess of 50m of a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	F21	0	Within 500m of the Chelmsford Army and Navy AQMA.	-	N/A	N/A	Outside minerals safeguarding area.	0
15 SLAA 41	N/A	THE ISLAND CAR PARK, HIGH BRIDGE ROAD	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of a waterbody.	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	Site is largely within Flood Zone 3	—	Within 500m of the Chelmsford Army and Navy AQMA.	-	N/A	N/A	Outside minerals safeguarding area.	0
	CFS212	LAND ADJACENT TO CAMPION FARM, SAXON WAY, BROOMFIELD	Development would result in existing land / soil contamination being remediated.	++	-	Within 10-50m of a waterbody.	-	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	F21	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area	—
	CFS211	CAMPION FARM, GUTTERS LANE BROOMFIELD	Development would result in existing land / soil contamination being remediated.	++	-	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	F21	0	In excess of 500m from the AQMA.	0	N/A	N/A	Site falls within a Sand and Gravel Mineral Safeguarding Area	—
	CFS143	LAND AT SEVEN ASH GREEN	Unknown. However assume development would not affect the contamination of land/soils.	0	—	Within 10m of a waterbody.	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	South Western part of site in an area designated as F22 and F23. Rest of site in F21	—	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
	CFS25	LAND SOUTH WEST OF 21 ASH GREEN CHELMSFORD	Unknown. However assume development would not affect the contamination of land/soils.	0	—	In excess of 50m of waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	F21	0	In excess of 500m from the AQMA.	0	N/A	N/A	Outside a Minerals Safeguarding Area.	0
	CFS10	MOUNT MARSHALLS	Unknown. However assume development would not affect the contamination of land/soils.	0	—	Within 10m of a waterbody	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	F21	0	In excess of 500m from the AQMA.	0	N/A	N/A	Falls within a Sand and Gravel Safeguarding Area	—

			SA13	SA13	SA14	SA14
PS Ref	Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
17 SLAA 20	N/A	EASTWOOD HOUSE, GLEBE ROAD	There are over 40 Grade II listed buildings within 500m of the site, the majority of which are within the West End Conservation Area, adjacent to the southern boundary of the site. The John Henry Keene Memorial Homes Conservation Area is also within 500m of the site. The potential effects on these historic assets would be highly dependent the type of development on site. If the existing office building on site were refurbished for residential use then effects may be minimal. However further development of the site, for example development of the open air car park, may have a significant adverse effect.	-/?	At present, the site contains an open air car park and a modern office building. The potential effects on these historic assets would be highly dependent the type of development on site. If the existing office building on site were refurbished for residential use then effects may be minimal. However further development of the site, for example development of the open air car park, would have the potential for a greater effect. Given that the site is currently occupied by a modern building and a car park, it is considered that the potential for an adverse effect is minimal, with the potential for development to further enhance the site in keeping with the surrounding residential area.	+
CFS 275	N/A	MOULSHAM LODGE COMMUNITY CENTRE, WALTHAM GLEN	There is one listed building within 500m of the site, the Grade II listed Moulsham Lodge 96m east of the site. Whilst in close proximity to the site, given the existing built development between the site and Moulsham Lodge and the fact that Moulsham Lodge is in an area of modern housing, the risk of an adverse effect on this historic asset is considered to be minimal.	-	At present, the site is a mix of scrubland and an area of hard standing left from the demolition of a building that used to be on site. Therefore redevelopment of the site offers the opportunity to improve the visual aesthetic of the area in keeping with the surrounding residential uses.	+
15 SLAA 41	N/A	THE ISLAND CAR PARK, HIGH BRIDGE ROAD	There are 60 Grade II and 2 Grade II* listed buildings within 500m of the site. The Moulsham Bridge Scheduled Monument is 150m west of the site. There are also three Conservation Areas within 500m of the site. The site itself is within the western end of the Chelmer and Blackwater Navigation Conservation Area, which is a mature river valley whose landscape has been modelled by commercial navigation and waterway activity. The character of the west part, where the river valley flood plain continues into the heart of Chelmsford, is derived from its physical relationship with the town and surrounding landscape, its historic economic function and transport. It is adjacent to the Baddow Road and River Can Conservation Area. There are no listed buildings within the site boundary, the closest being the Grade II listed Beauchamp House 50m to the south. Given the sensitivity of these historic assets, there is a significant risk of an adverse effect.	-	At present the site is a car park. As such, redevelopment of the site would provide an opportunity to enhance the appearance of the site.	+
	CFS212	LAND ADJACENT TO CAMPION FARM, SAXON WAY, BROOMFIELD	There are 5 Grade II listed buildings within 500m of the site, the closest being the Angel Inn, 330m to the north west of the site. Given the existing built development between the site and the closest listed buildings, the risk of an adverse effect on this historic asset is considered to be minimal.	-	The site is in the open space between Broomfield and Springfield, 335m west of the River Chelmer. Development in this location would be expected to adversely affect views across the open space for residents adjacent to the western boundary of the site. The site is therefore considered to have the potential for an adverse effect on the landscape.	-
	CFS211	CAMPION FARM, GUTTERS LANE BROOMFIELD	There are 2 Grade II listed buildings within 500m of the site, the closest being the Mole Hatch, 335m to the south west of the site, with existing built development between the two. Springfield Hall is 440m to the south of the site, with largely open space between the site however trees along Chelmer Valley Road would be expected to screen Springfield Hall from the site. Overall the risk of an adverse effect on this historic asset is considered to be minimal.	-	The site is currently predominantly open space, with existing housing to the south west and arable fields interspersed with trees. It is in the open space between Broomfield and Springfield, with the River Chelmer 330m to the south east. Development in this location would be expected to adversely affect views across the open space for residents adjacent to the western boundary of the site. The site is therefore considered to have the potential for an adverse effect on the landscape.	-
	CFS143	LAND AT SEVEN ASH GREEN	There are 8 listed buildings within 500m of the site comprising two Grade II* buildings and 6 Grade II listed buildings. The closest are the Grade II listed Rose Cottage and The Tulip Public House, which are 130m from the site with intervening built development. Mill house, a Grade II listed building is 250m to the west of the site on the opposing side of the River Chelmer with intervening tree screening. Overall the risk of an adverse effect on this historic asset is considered to be minimal.	-	The site is currently open scrubland crossed by a number of dirt tracks. In the south eastern area of the site there is what is understood to be a disused reservoir. The site is 170m east of the River Chelmer, with residential development to the east and south east, light industrial uses to the south and west and playing fields to the north. Development of the site would be expected to adversely affect views from close by residents and lead to the loss of open space in the area, adversely affecting the local landscape character.	-
	CFS25	LAND SOUTH WEST OF 21 ASH GREEN CHELMSFORD	There are 6 listed buildings within 500m of the site comprising two Grade II* buildings and 4 Grade II listed buildings. The closest are the Grade II listed Rose Cottage and The Tulip Public House, which are 130m from the site with intervening built development. Overall the risk of an adverse effect on this historic asset is considered to be minimal.	-	The site is currently scrubland bordered by trees. There are residential properties to the east and south, with open space to the west and north. Given the site's location in a residential area and its small scale, the effect on the local landscape is considered to be negligible.	0
	CFS10	MOUNT MARSHALLS	The Grade II listed 'Mount Maskells' is within the site boundary. It is an C18 and later red brick house. Given the immediate proximity of the proposed dwellings to Mount Maskells, it is considered that there is a significant risk to the setting of this listed building.	-	The site is currently a mix of arable land, residential gardens and woodland. There is an existing residential dwelling on the site. A public footpath passes northwest / south east through the site. Views from the footpath may be adversely affected by development of the site, however the proposed development is limited in scale and the site contains an existing residential dwellings. As such the overall impact is expected to be minimal.	-

Employment Site Appraisal															
			SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SA01	SA02	SA02	SA03.1	SA03.1	SA03.2	SA03.2
PS Ref	Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.	Proximity to key employment sites.
	CFS 160	LAND WEST OF WALTHAM ROAD BOREHAM	Wildlife Site adjacent to site boundary. LoWS CCAA Boreham Road Gravel Pits adjacent to site boundary.	-	Unknown	?	Unknown	?	-/?	0	0	4.5ha	++	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+
	CFS 54	GENERALS FARM BOREHAM	LoWS CCAA River Chelmer adjacent to site boundary.	-	Unknown	?	Unknown	?	-/?	0	0	84ha	++	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+
OS1b	OS02	RAILWAY SIDINGS BROOK STREET CHELMSFORD	Chelmer Valley Riverside LWS and Chelmer Valley Riverside LNR within 100m of the site.	-	Unknown	?	Unknown	?	-/?	0	0	1ha of potential employment land.	++	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+
SGS3b	PF28	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD (3B)	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	?	0	0	0.5ha	+	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+
CFS77	N/A	Land East of Premier Lodge Hotel Main Road	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	0	0	3.3ha	++	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+
CFS50	N/A	Land East of Premier Lodge Hotel Main Road	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	0/?	0	0	3.3ha	++	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.	+

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			SA03.3	SA03.3	SA03	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2
PS Ref	Site ID	Site Name	Impact on Educational Establishments	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools - Post Offices -Supermarkets -Town Centres Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.
	CFS 160	LAND WEST OF WALTHAM ROAD BOREHAM	No impact upon educational establishments.	0	++	Closest GP is The Laurels Surgery 1015m away. Closest City Centre is Chelmsford City Centre 5446m away. Closest Post Office is Abercorn News and Post Office 1123m away. Closest Supermarket is Boreham 1129m away. Closest Primary School is Boreham Primary School 869m away. Closest Secondary School is Boswells School 4155m away. Closest Public Transport is The Cock Bus Stop 225m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest GP is The Laurels Surgery 1015m away. Closest Open Space is Waltham Road NGS 20m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.
	CFS 54	GENERALS FARM BOREHAM	No impact upon educational establishments.	0	++	Closest GP is North Chelmsford NHS Hcc 671m away. Closest City Centre is Chelmsford City Centre 2323m away. Closest Post Office is Abercorn News and Post Office 1096m away. Closest Supermarket is Boreham Chelmsford BP 179m away. Closest Primary School is Chancellor Park Primary School, Chelmsford 565m away. Closest Secondary School is Boswells School 1923m away. Closest Public Transport is Royal Mail Bus Stop 238m away.	+	Unknown	?	+	Closest GP is North Chelmsford NHS Hcc 671m away. Closest Open Space is River Chelmer NGS 0m away.	+	Develops 0.35 ha of River Chelmer NGS and 0.06 ha of Boreham House Greenspace and 1.71 ha of River Chelmer NGS.
OS1b	OS02	RAILWAY SIDINGS BROOK STREET CHELMSFORD	No impact upon educational establishments.	0	++	Closest City Centre is Chelmsford City Centre 0m away. Closest Post Office is Chelmsford 711m away. Closest Supermarket is Tates Spar Bishop Hall Ln 245m away. Closest Primary School is The Cathedral Church of England Voluntary Aided Primary School, Chelmsford 256m away. Closest Secondary School is Chelmsford County High School for Girls 596m away. Closest Public Transport is Arbour Lane Bridge Bus Stop 232m away. Closest GP is Rivermead Gate Medical Centre 286m away.	++	Unknown	?	++	Closest GP is Rivermead Gate Medical Centre 286m away. Closest Open Space is Chelmer Valley LNR 5m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.
SGS3b	PF28	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD (3B)	No impact upon educational establishments.	0	++	Closest City Centre is Chelmsford City Centre 2231m away. Closest Post Office is Galleywood 1396m away. Closest Supermarket is Great Baddow 1384m away. Closest Primary School is Baddow Hall Infant School 1003m away. Closest Secondary School is The Sandon School 490m away. Closest Public Transport is Brick Kiln Road Bus Stop 5m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is The Mill Carp Fishery 351m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space.
CFS77	N/A	Land East of Premier Lodge Hotel Main Road	No impact upon educational establishments.	0	++	Closest City Centre is Chelmsford City Centre 3,361m away. Closest Post Office is Abercorn News and Post Office 916m away. Closest Supermarket is Boreham Chelmsford BP 349m away. Closest Primary School is Boreham Primary School 1,113m away. Closest Secondary School is Boswells School 2,176m away. Closest Public Transport is Boreham House Bus Stop 28m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is Boreham House 42m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space.
CFS50	N/A	Land East of Premier Lodge Hotel Main Road	No impact upon educational establishments.	0	++	Closest City Centre is Chelmsford City Centre 3,361m away. Closest Post Office is Abercorn News and Post Office 916m away. Closest Supermarket is Boreham Chelmsford BP 349m away. Closest Primary School is Boreham Primary School 1,113m away. Closest Secondary School is Boswells School 2,176m away. Closest Public Transport is Boreham House Bus Stop 28m away.	+	Unknown/no loss of existing facilities.	0/?	+	Closest Open Space is Boreham House 42m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space.

Employment Site Appraisal														
			SA05.2	SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1
PS Ref	Site ID	Site Name	Provision / loss of open space or health facilities.	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Access to: - bus stops, -railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
	CFS 160	LAND WEST OF WALTHAM ROAD BOREHAM	-	An industrial estate borders the site to the south. This estate appears to house a large scrap yard. There is the potential for the industrial estate to adversely affect the health of prospective employees due to, for example, noise and smells.	-	-	Closest Bus Stop is The Cock 225m away. Closest Rail Station is Hatfield Peverel Rail Station 3067m away.	+	Accessed by Waltham Road which leads into the Boreham Main Road. The Boreham Main Road eventually joins the A12. Due to the size of the development, a minor negative impact is predicted.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.
	CFS 54	GENERALS FARM BOREHAM	--	A large industrial estate lies on the other side of the A12 to the west of the site. The industrial estate and A road has the potential to affect the health of prospective employees due to, for example, noise and smells.	-	+/-	Closest Bus Stop is Royal Mail 238m away. Closest Rail Station is Chelmsford Rail Station 3627m away. Closest Park and Ride is Sandon Park and Ride 1995m away.	+	There appears to be no clear access to the site. Developer contributions should be sort to ensure safe and sufficient access is created. Due to the size of the scheme there could be significant impacts on the local highway network.	--	Unknown	?	+/-	Comprises overwhelmingly Grade 3 & 4 agricultural land and some very small patched of previously developed (brownfield) land.
OS1b	OS02	RAILWAY SIDINGS BROOK STREET CHELMSFORD	-	Railway line runs to the south of the site. There are existing businesses to the north, east and west of the site. Depending on the type of employment use it is likely be compatible with surrounding land uses.	0/?	+/-	Within Chelmsford. Closest Bus Stop is Arbour Lane Bridge 232m away. Closest Rail Station is Chelmsford Rail Station 642m away. Closest Park and Ride is Sandon Park and Ride 3622m away.	++	Access to the major road network would be via existing minor on site roads and then the B1008. Given that HGVs might be required to access the site for any future employment use this could exacerbate existing congestion problems in Chelmsford centre and therefore have adverse highway impacts.	-	Unknown	?	++/-	Previously developed (brownfield) land.
SGS3b	PF28	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD (3B)	-	The A12 lies to the east of the site. It has the potential to affect the health of prospective employees due to, for example, noise and emissions.	-	-	Within Chelmsford. Closest Bus Stop is Brick Kiln Road 5m away. Closest Rail Station is Chelmsford Rail Station 3920m away. Closest Park and Ride is Sandon Park and Ride, which is adjacent to the site.	++	Accessed by Maldon Road. Maldon Road joins the A12 to the east and A1114 to the west, providing the site with good access to the local highway network. Due to the size of the development, a minor negative impact is predicted.	-	Unknown	?	++/-	Comprises Grade 3 agricultural land.
CFS77	N/A	Land East of Premier Lodge Hotel Main Road	-	The A12 lies to the north and west of the site. It has the potential to affect the health of prospective employees due to, for example, noise and emissions.	-	-	Closest Bus Stop is Boreham House 28m away. Closest Rail Station is Chelmsford Rail Station 4,394m away. Closest Park and Ride is Chelmer Valley Park and Ride 3,230m away.	+	Accessed by Main Road, which joins the A12, providing the site with good access to the local highway network. Due to the size of the development, a minor negative impact is predicted.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.
CFS50	N/A	Land East of Premier Lodge Hotel Main Road	-	The A12 lies to the north and west of the site. It has the potential to affect the health of prospective employees due to, for example, noise and emissions.	-	-	Closest Bus Stop is Boreham House 28m away. Closest Rail Station is Chelmsford Rail Station 4,394m away. Closest Park and Ride is Chelmer Valley Park and Ride 3,230m away.	+	Accessed by Main Road, which joins the A12, providing the site with good access to the local highway network. Due to the size of the development, a minor negative impact is predicted.	-	Unknown	?	+/-	Comprises Grade 3 agricultural land.

Employment Site Appraisal																	
			SA07.1	SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11
PS Ref	Site ID	Site Name	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.
	CFS 160	LAND WEST OF WALTHAM ROAD BOREHAM	—	Development would not affect the contamination of land/soils.	0	—	Within 10m of a waterbody.	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A
	CFS 54	GENERALS FARM BOREHAM	--/+	Development would result in relatively small proportion of existing land / soil contamination being remediated.	++	--/+	Within 10m of a waterbody.	—	Assume that SUDs and other water management infrastructure would be required due to the size of the site. An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	—	—	The site comprises an area designated as FZ1, FZ2 and FZ3.	—	In excess of 500m from the AQMA.	0	N/A	N/A
OS1b	OS02	RAILWAY SIDINGS BROOK STREET CHELMSFORD	++	Development would result in existing land / soil contamination being remediated.	++	++	Within 10m of a waterbody.	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A
SGS3b	PF28	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD (3B)	—	Development would not affect the contamination of land/soils.	0	—	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A
CFS77	N/A	Land East of Premier Lodge Hotel Main Road	—	Development would not affect the contamination of land/soils.	0	—	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A
CFS50	N/A	Land East of Premier Lodge Hotel Main Road	—	Development would not affect the contamination of land/soils.	0	—	In excess of 50m from a waterbody.	0	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	0	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A

Employment Site Appraisal								
			SA12	SA12	SA13	SA13	SA14	SA14
PS Ref	Site ID	Site Name	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
	CFS 160	LAND WEST OF WALTHAM ROAD BOREHAM	Outside a Minerals Safeguarding Area.	0	There are 5 Grade II listed buildings within 500m of the site. The closest listed building, The Cock Inn, is located 227m away to the southwest. Due to the location of these listed buildings, and the intervening built environment providing screening, it is considered unlikely that development in this location would have negative effects on heritage. Therefore the effect is considered to be neutral.	0	Development of this site would result in a considerable extension of Boreham's borders to the north. Due to the scale of the development and the loss of agricultural greenfield land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. Overall, due to the scale of the development and loss of greenfield land it is considered that there is potential for significant adverse local landscape effects, although it is recognised that a well designed site and landscaping could help to mitigate adverse effects. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that Boreham has a mixture of high and moderate landscape sensitivity and capacity to accommodate new development ranges from low to medium-high. However, the site itself is not covered by the Assessment. The site is not in the Green Belt.	-
	CFS 54	GENERALS FARM BOREHAM	A large part of the site falls within a Sand and Gravel Mineral Safeguarding Area.	-	There are 5 Grade II and 1 Grade I listed buildings within 500m of the site. The closest listed building, Stonhams Lock, is located 33m away to the southeast. Boreham House Grade I listed building is located 142m to the north east. The Boreham House park and gardens borders the site to the north east. The site lies within a considerable part of the Chelmer and Blackwater Navigation Conservation Area. Due to the location and size of the site, there is very little screening of the site from surrounding heritage assets. Development of the site could therefore have a significant negative effect on the historic environment.	-	Development of this site would result in a considerable extension of Chelmsford urban area to the east. Due to the scale of the development and the loss of agricultural greenfield land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. There is little screening on the site and, given the scale of development, it would be difficult to screen the site entirely through developer created screening/good design. The development would result in the partial use of brownfield land although the overwhelming majority of land is greenfield. Overall, due to the scale of the development and loss of greenfield land there is potential for significant adverse landscape effects. Furthermore the 2017 Landscape Sensitivity and Capacity Assessment confirms that the site has high landscape sensitivity and low to medium landscape capacity. The site is not in the Green Belt.	-
OS1b	OS02	RAILWAY SIDINGS BROOK STREET CHELMSFORD	Outside a Minerals Safeguarding Area.	0	Central conservation area 346m south of the site. There are 12 Grade II listed buildings within 500m of the site, the closest of which is 198m west of the site. There are no other designated heritage assets within 500m of the site. Given that there are no designated heritage assets in close proximity of the site, together with the intervening built form providing screening, effects on heritage are considered to be neutral.	0	Development of this site would see redevelopment and infill on a brownfield site in Chelmsford centre. A well designed employment site has the potential to relate well to surrounding employment uses and therefore tie in well with the existing built environment, all of which could have positive impacts on landscape and townscape. The site is not in the green belt.	+
SGS3b	PF28	EAST CHELMSFORD - LAND NORTH OF MALDON ROAD (3B)	Within sand and gravel mineral safeguarding area.	-	There is 1 Grade II listed building within 500m of the site. This is Grace's Cross located 237m to the south of the site. The Chelmer and Blackwater Navigation conservation area is located 188m to the northwest. The site is open to the north, east, south and west so there is little existing screening of the site. Due to the site's size and its potential use for employment, it has the potential to have negative effects on these heritage assets. However, given that there are only 2 heritage assets within 500m of the site, and there is the possibility for a well designed site and incorporation of screening to mitigate adverse effects, it is considered that there is potential for a minor residual effect on heritage assets.	-	The development would result in a considerable extension of Chelmsford's urban area to the southeast. Due to the scale of the development and the loss of agricultural greenfield land, it would result in a substantial change to the local landscape character and could affect long distance views from the surrounding countryside as well as the visual amenity of residential and other receptors. This is exacerbated by the development being located outside the established built environment and therefore there is no existing screening from the existing built environment. There is therefore potential for significant adverse landscape effects, although it is recognised that a well designed site and landscaping could help to mitigate adverse effects. It is also recognised that there is existing built development adjacent to the south eastern boundary of the site (the Sandon Park and Ride). The 2017 Landscape Sensitivity and Capacity Assessment assesses that the site has moderate landscape sensitivity and medium landscape capacity and therefore overall landscape effects are considered to be minor negative. The site is not in the Green Belt.	-
CFS77	N/A	Land East of Premier Lodge Hotel Main Road	Within sand and gravel mineral safeguarding area.	-	The Grade II listed 'Generals', originally a C17 timber-framed and plastered house and more recently the General's Head Inn, is within the site boundary. Boreham House, a Grade I listed building, is 400m to the south east of the site and set within a Registered Park and Garden that is on the opposing side of Main Road from the site. Given the proximity of these historic assets, it is considered that there is the risk of a significant adverse effect.	-	The site is close theA12, which is a dominant feature of the landscape in this area. The local area also has a number of employment uses. Nonetheless, the site is predominantly in agricultural use at present and development would be expected to adversely affect views from residential properties on Paynes Lane, which is also a public bridleway. It should be noted that development in this location would close the gap between the outskirts of Chelmsford and Boreham. [NOTE THAT THIS IS MARGINAL AND COULD EASILY BE CALLED A SINGIFCANT EFFECT]	-
CFS50	N/A	Land East of Premier Lodge Hotel Main Road	Within sand and gravel mineral safeguarding area.	-	The Grade II listed 'Generals', originally a C17 timber-framed and plastered house and more recently the General's Head Inn, is within the site boundary. Boreham House, a Grade I listed building, is 400m to the south east of the site and set within a Registered Park and Garden that is on the opposing side of Main Road from the site. Given the proximity of these historic assets, it is considered that there is the risk of a significant adverse effect.	-	The site is close theA12, which is a dominant feature of the landscape in this area. The local area also has a number of employment uses. Nonetheless, the site is predominantly in agricultural use at present and development would be expected to adversely affect views from residential properties on Paynes Lane, which is also a public bridleway. It should be noted that development in this location would close the gap between the outskirts of Chelmsford and Boreham.	-

Gypsy and Traveller Site Appraisal

		SA01.1	SA01.1	SA01.2	SA01.2	SA01.3	SA01.3	SAO1	SAO2	SAO2	SA03.1	SA03.1	SA03.2
Site ID	Site Name	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Proximity to statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland, SSSI) and local nature conservation designations (Local Nature Reserve, County Wildlife Site).	Presence of protected species. Presence of BAP habitats and species.	Presence of protected species. Presence of BAP habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	Green infrastructure provision. Enhancement of habitats and species.	1. To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of (net) new dwellings proposed/loss of dwellings.	2. To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net employment land provision/loss.	Net employment land provision/loss.	Proximity to key employment sites.
GT1	DRAKES LANE GYPSY AND TRAVELLER SITE	No designations within or in close proximity to the site.	0	Unknown	?	Unknown	?	?	10 pitches	+	None to be provided.	0	Within 2000m walking distance and/or 30mins travel time by public transport of a major employment site.

Gypsy and Traveller Site Appraisal

		SA03.2	SA03.3	SA03.3	SAO3	SA04.1	SA04.1	SA04.2	SA04.2	SA04	SA05.1	SA05.1	SA05.2
Site ID	Site Name	Proximity to key employment sites.	Impact on Educational Establishments	Impact on Educational Establishments	3. To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets - Town Centres - Public Transport	Walking distance to key services including: -GP surgeries -Primary schools - Secondary schools - Post Offices - Supermarkets -Town Centres - Public Transport	Provision/loss of community facilities and services.	Provision/loss of community facilities and services.	4. To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Access to -GP Surgeries Open Space (including sports and recreational facilities).	Provision / loss of open space or health facilities.
GT1	DRAKES LANE GYPSY AND TRAVELLER SITE	+	No loss but would increase the pressure on existing educational facilities.	-	+/-	Closest GP is Little Waltham & GT Notley Surgery located 3123m away. Closest City Centre is Chelmsford City Centre 6026m away. Closest Post Office is Abercorn News and Post Office 3631m away. Closest Supermarket is Shell Garage Eagle Way Little Waltham 3172m away. Closest Primary School is Little Waltham CE Primary School 3030m away. Closest Secondary School is Chelmer Valley High School 4109m away. Closest Public Transport is over 3km away.	-	Unknown/no loss of existing facilities.	0/?	-	Closest GP is Little Waltham & GT Notley Surgery 3123m away. Closest Open Space is Cranham Road 403m away.	+	Unknown. However, assume no loss but would increase the pressure on existing open space and health facilities.

Gypsy and Traveller Site Appraisal

Gypsy and Traveller Site Appraisal													Sites	
		SA05.2	SA05.3	SA05.3	SA05	SA06.1	SA06.1	SA06.2	SA06.2	SA06.3	SA06.3	SA06	SA07.1	SA07.1
Site ID	Site Name	Provision / loss of open space or health facilities.	Neighbouring Uses	Neighbouring Uses	5. To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Access to: - bus stops, - railway stations - existing or proposed park and ride facility.	Impact on highway network.	Impact on highway network.	Infrastructure investment.	Infrastructure investment.	6. To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.	Development of brownfield / greenfield / mixed land / Development of agricultural land including best and most versatile agricultural land.
GT1	DRAKES LANE GYPSY AND TRAVELLER SITE	-	The Drakes Lane Industrial Estate borders the site to the west and could have an impact upon this scheme, for example, through the creation of noise.	-	-	Closest bus stops are in Little Waltham circa 3km away. Closest Rail Station is Hatfield Peverel Rail Station 4767m away. Closest Park and Ride is Chelmer Valley Park and Ride 2529m away.	-	Due to the small scale nature of the scheme, no negative impact to the local highway system is predicted.	0	Unknown	?	-	Comprises Grade 2 & 3 agricultural land.	--

Gypsy and Traveller Site Appraisal

		SA07.2	SA07.2	SA07	SA08.1	SA08.1	SA08.2	SA08.2	SA08	SA09	SA09	SA10	SA10	SA11	SA11	SA12	SA12
Site ID	Site Name	Soil contamination.	Soil contamination	7. To encourage the efficient use of land and conserve and enhance soils.	Proximity to waterbodies	Proximity to waterbodies	Requirement for new or upgraded water management infrastructure.	Requirement for new or upgraded water management infrastructure.	8. To conserve and enhance water quality and resources.	Presence of Environment Agency Flood Zones.	9. To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Proximity to Army and Navy Air Quality Management Areas (AQMA)	10. To improve air quality.	It has not been possible to identify specific site level criteria for this SA objective.	11. To minimise greenhouse gas emissions and adapt to the effects of climate change.	Development in Minerals Safeguarding Areas	12. To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
GT1	DRAKES LANE GYPSY AND TRAVELLER SITE	Development would not result in existing land / soil contamination being remediated.	0	—	Within 10m of a waterbody.	—	An update of the Chelmsford Water Cycle Study concludes that there are no constraints with respect to water service infrastructure in delivering the development in the emerging new local plan.	0	—	FZ1	0	In excess of 500m from the AQMA.	0	N/A	N/A	Within sand and gravel mineral safeguarding area.	—

Gypsy and Traveller Site Appraisal

		SA13	SA13	SA14	SA14
Site ID	Site Name	Effects on designated heritage assets (for example Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non designated heritage assets.	13. To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on landscape and townscape character. Presence of Green Belt. Presence of Green Wedge. Presence of Coastal Protection Belt.	14. To conserve and enhance landscape character and townscapes.
GT1	DRAKES LANE GYPSY AND TRAVELLER SITE	There is 1 listed building located within 500m of the site. This is Bird's Farmhouse located 335m to the northeast. The development is considered unlikely to have an effect upon this listed building due to its location and the intervening built/natural environment providing screening. The effect on heritage assets is therefore considered to be neutral.	0	The development would create a Gypsy and Traveller site on undeveloped, remote land which is predominantly agricultural land. Whilst this would change the landscape character of the area, the site is well screened by trees and is small in scale. It is therefore considered that, overall, development of this site would have a neutral effect on landscape and townscape character. The 2017 Landscape Sensitivity and Capacity Assessment confirms that North East Chelmsford has a moderate landscape sensitivity and capacity to accommodate new development ranges from medium to medium-high. However, this site was not considered specifically in the assessment. The site is not in the green belt.	0

Issued by

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