



Chelmsford City Council

REVIEW OF THE ADOPTED CHELMSFORD LOCAL PLAN: PRE-SUBMISSION

Integrated Impact Assessment





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PROJECT NO. 62280321

DATE: JANUARY 2025



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QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Date	06 December 2024	18 December 2024	31 December 2024	
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Project number	62280321-001	62280321-001	62280321-001	

CONTENTS

NON-TECHNICAL SUMMARY	1
1. BACKGROUND TO THE INTEGRATED IMPACT ASSESSMENT	23
1.1 OVERVIEW	23
1.2 PURPOSE OF THIS REPORT	23
1.3 THE CHELMSFORD REVIEW OF THE ADOPTED LOCAL PLAN – AN OVERVIEW	25
REQUIREMENT TO PREPARE A LOCAL PLAN	25
PREPARATION OF THE REVIEW OF THE ADOPTED LOCAL PLAN	25
1.4 THE PRE-SUBMISSION CONSULTATION DOCUMENT	26
SCOPE OF THE PRE-SUBMISSION CONSULTATION DOCUMENT	26
STRATEGIC PRIORITIES	27
HOUSING REQUIREMENT	29
EMPLOYMENT LAND REQUIREMENT	29
1.5 PROPOSED SPATIAL STRATEGY	29
1.6 SUMMARY OF PROPOSED CHANGES TO THE PRE-SUBMISSION DOCUMENT	32
1.7 SUPPORTING POLICIES	33
1.8 INTEGRATED IMPACT ASSESSMENT	34
WHAT IS INTEGRATED IMPACT ASSESSMENT?	34
SUSTAINABILITY APPRAISAL (SA) AND STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)	35
EQUALITIES IMPACT ASSESSMENT (EQIA)	35
HEALTH IMPACT ASSESSMENT (HIA)	36
HABITATS REGULATIONS ASSESSMENT (HRA)	36
STAGES IN THE IMPACT ASSESSMENT PROCESS	37
1.9 STRUCTURE OF THIS REPORT	40
1.10 HOW TO COMMENT ON THIS IIA REPORT	40
2. THE APPROACH TO ASSESSMENT	43



2.1	INTRODUCTION	43
2.2	REVIEW OF PLANS AND PROGRAMMES	43
2.3	OBJECTIVES AND POLICY MESSAGES	43
3.	BASELINE INFORMATION	49
3.1	INTRODUCTION	49
3.2	THE CITY AREA: AN OVERVIEW	49
3.3	BIODIVERSITY AND GREEN INFRASTRUCTURE	52
	BIODIVERSITY	52
	GREEN INFRASTRUCTURE	56
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE LOCAL PLAN	58
	SUMMARY OF KEY SUSTAINABILITY ISSUES	59
3.4	POPULATION AND COMMUNITY	59
	DEMOGRAPHICS	59
	DIVERSITY	60
	Ethnicity	60
	Religious Belief	60
	Civil Partnerships, Marriage and Sexual Orientation	60
	Gypsy, Travellers and Travelling Showpeople	60
	DEPRIVATION	60
	HOUSING	61
	ECONOMY	62
	SKILLS AND EDUCATION	64
	COMMUNITY FACILITIES AND SERVICES	64
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE LOCAL PLAN	65
	KEY SUSTAINABILITY ISSUES	65
3.5	HEALTH AND WELLBEING	66
	Physical Health	66
	Mental Health	67
	Children's Health	67
	Disability	68

	Healthcare Provision	68
	OPEN SPACE	68
	CRIME	69
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	70
	KEY SUSTAINABILITY ISSUES	72
3.6	TRANSPORT AND ACCESSIBILITY	72
	TRANSPORT INFRASTRUCTURE	72
	MOVEMENT	74
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	79
	KEY SUSTAINABILITY ISSUES	81
3.7	LAND USE, GEOLOGY AND SOILS	81
	LAND USE	81
	GEOLOGY	82
	SOILS	83
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	84
	KEY SUSTAINABILITY ISSUES	84
3.8	WATER	84
	WATER QUALITY	84
	WATER RESOURCES	86
	FLOOD RISK	88
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	89
	KEY SUSTAINABILITY ISSUES	90
3.9	AIR QUALITY	90
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	91
	KEY SUSTAINABILITY ISSUES	92
3.10	CLIMATE CHANGE	92

	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	95
	KEY SUSTAINABILITY ISSUES	96
3.11	MATERIAL ASSETS	97
	WASTE	97
	MINERALS	97
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	98
	KEY SUSTAINABILITY ISSUES	100
3.12	CULTURAL HERITAGE	100
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	102
	KEY SUSTAINABILITY ISSUES	103
3.13	LANDSCAPE AND TOWNSCAPE	104
	LANDSCAPE	104
	TOWNSCAPE	105
	LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN	106
	KEY SUSTAINABILITY ISSUES	106
3.14	KEY SUSTAINABILITY ISSUES	106
	4. THE IIA ASSESSMENT FRAMEWORK AND METHODOLOGY	111
4.1	IIA ASSESSMENT FRAMEWORK	111
4.2	METHODOLOGY	115
	STRATEGIC PRIORITIES	115
	HOUSING AND EMPLOYMENT LAND REQUIREMENT	116
	SITE OPTIONS	117
	REASONABLE ALTERNATIVES	118
	SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS	118
4.3	WHEN THE ASSESSMENT WAS UNDERTAKEN AND BY WHOM	118
4.4	DIFFICULTIES ENCOUNTERED IN UNDERTAKING THE ASSESSMENT	118
	UNCERTAINTIES	118

ASSUMPTIONS	119
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5. ASSESSMENT OF THE PRE-SUBMISSION LOCAL PLAN 121

5.1	INTRODUCTION	121
5.2	STRATEGIC PRIORITIES	121
5.3	HOUSING REQUIREMENT 2022-2041	128
	ASSESSMENT	128
5.4	EMPLOYMENT LAND REQUIREMENT	129
	ASSESSMENT	129
5.5	ASSESSMENT OF THE PROPOSED SPATIAL STRATEGY	130
	DEVELOPMENT REQUIREMENTS AND THE SPATIAL STRATEGY	130
	Reasons for the Selection of the Proposed Spatial Strategy	135
	What has informed the Spatial Strategy	138
	Conclusion	141
5.6	GROWTH AREAS AND ASSOCIATED PROPOSED SITE ALLOCATIONS	141
	GROWTH AREA 1 - CENTRAL AND URBAN CHELMSFORD	142
	GROWTH AREA 2 - NORTH CHELMSFORD	152
	GROWTH AREA 3 – SOUTH AND EAST CHELMSFORD	155
5.7	ASSESSMENT OF LOCAL PLAN POLICIES	159
	CREATING SUSTAINABLE DEVELOPMENT	159
	HOW WILL FUTURE DEVELOPMENT GROWTH BE ACCOMMODATED?	160
	WHERE WILL DEVELOPMENT GROWTH BE FOCUSED?	161
	PROTECTING AND SECURING IMPORTANT ASSETS	162
	Securing the Right Type of Homes	162
	Securing Economic Growth	162
	Protecting the Countryside	163
	Protecting the Historic Environment	163
	Protecting the Natural Environment	164
	Delivering and Protecting Community Assets	164
	MAKING HIGH QUALITY PLACES	165
	Making Places	165

	Protecting Amenity	165
5.8	THE APPROACH TO CARBON NEUTRALITY IN THE LOCAL PLAN	166
5.9	HEALTH IMPACT ASSESSMENT AND EQUALITIES IMPACT ASSESSMENT	167
6.	ASSESSMENT OF ALTERNATIVES	170
<hr/>		
6.1	INTRODUCTION	170
6.2	NATIONAL LEGISLATION, POLICY AND GUIDANCE	170
	CASE LAW	170
	NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE	172
	SECTOR GUIDANCE	172
6.3	CONSIDERATION OF ALTERNATIVES AT PREVIOUS STAGES IN PLAN-MAKING	173
	Spatial Strategy Options	173
6.4	CONSIDERATION OF REASONABLE ALTERNATIVES FOR THE PRE-SUBMISSION LOCAL PLAN	174
	QUANTUM OF GROWTH	174
	LOCATION OF GROWTH	177
	ESTABLISHING SPATIAL STRATEGY OPTIONS	178
	IIA OF ALTERNATIVE SPATIAL STRATEGY OPTIONS	185
	Commentary	186
	OUTLINE REASONS FOR THE SELECTION OF THE PREFERRED APPROACH AND REJECTION OF ALTERNATIVES	186
	ASSESSMENT OF REASONABLE ALTERNATIVES	188
7.	CUMULATIVE, SYNERGISTIC AND SECONDARY EFFECTS	204
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7.1	CUMULATIVE EFFECTS	204
	CUMULATIVE EFFECTS ARISING FROM THE PRE-SUBMISSION CONSULTATION DOCUMENT	204
	CUMULATIVE EFFECTS ARISING FROM OTHER PLANS AND PROGRAMMES	217
8.	CONCLUSIONS AND NEXT STEPS	218
<hr/>		
8.1	INTRODUCTION	218

8.2	KEY CONCLUSIONS ARISING FROM THE PLAN-MAKING AND ASSESSMENT PROCESS	218
8.3	EQUALITIES IMPACT ASSESSMENT	220
8.4	HEALTH IMPACT ASSESSMENT	220
8.5	HABITATS REGULATIONS ASSESSMENT	221
8.6	ASSESSMENT OF THE CHANGES MADE SUBSEQUENT TO THE PREFERRED OPTIONS CONSULTATION DOCUMENT	221
8.7	CONCLUDING OBSERVATIONS	222
8.8	RECOMMENDATIONS FOR LOCAL PLAN CONTENT AND IMPLEMENTATION	225
8.9	MONITORING	226
8.10	CONSULTATION ON THIS IIA REPORT	227
8.11	NEXT STEPS	227
8.12	QUALITY ASSURANCE	228

APPENDICES

	APPENDIX A – QUALITY ASSURANCE CHECKLIST	229
	APPENDIX B – CONSULTATION RESPONSES	232
	APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES	307
	APPENDIX D – KEY SETTLEMENT CHARACTERISTICS	425
	APPENDIX E – DEFINITIONS OF SIGNIFICANCE	430
	APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY	443
	APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS	482
	APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED	530
	APPENDIX I - EQUALITIES IMPACT ASSESSMENT	684
	APPENDIX J – HEALTH IMPACT ASSESSMENT	736
	APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES	757
	APPENDIX L – PROPOSED IIA MONITORING INDICATORS	784
	APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS	790
	APPENDIX N – HABITATS REGULATIONS ASSESSMENT	896





NON-TECHNICAL SUMMARY

This Non-Technical Summary (NTS) provides an overview of the Integrated Impact Assessment (IIA) of the Chelmsford Review of the Adopted Local Plan Pre-Submission Consultation Document (the Regulation 19 Pre-Submission Consultation Document). The IIA is being carried out on behalf of Chelmsford City Council (the Council) by WSP UK Ltd to help integrate sustainable development, health and equalities issues into the emerging Review of the Adopted Local Plan. The following sections of this NTS:

- provide an overview of the review of the adopted Chelmsford Local Plan and the Pre-Submission Consultation Document;
- describe the approach to undertaking the IIA of the Pre-Submission Consultation Document;
- summarise the findings of the IIA of the Pre-Submission Consultation Document; and set out the next steps in the IIA of the Review of the Adopted Local Plan.

REVIEW OF THE ADOPTED LOCAL PLAN PRE-SUBMISSION CONSULTATION DOCUMENT

The Review of the Adopted Local Plan will set out how much new development will be accommodated in Chelmsford City Council's Administrative Area to 2041 and where this growth will be located. It will also contain planning policies and land allocations. For brevity, the term 'the City Area' is used throughout this document to describe the Council's administrative area.

The Pre-Submission Consultation Document follows the Preferred Options Consultation undertaken in 2024 and sets out the planning issues that face Chelmsford over the next 15 years and the proposed strategy for the way they could be addressed. The key elements of the document include:

- Strategic Priorities, guiding the approach to the Local Plan
- Strategic Policies, setting out the detail of how the Strategic Priorities will be achieved;
- Housing Requirement (approaches relating to how many houses should be built up to 2041);
- Employment Land Requirement (relating to how many jobs should be supported up to 2041); and
- Spatial Strategy for accommodating the proposed development.

Further information about the preparation of the Review of the Adopted Local Plan and the Pre-Submission Consultation Document is set out in Section 1.3 and Section 1.4 of the IIA Report and is available via the Council's website at: www.chelmsford.gov.uk/lp-review

WHAT IS INTEGRATED IMPACT ASSESSMENT?

The IIA brings together into a single framework four different strands of assessment, Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA) (Figure NTS1), in order to assess the socio-economic and environmental effects of the Local Plan.

The subsequent appraisal of the Local Plan is an iterative process involving the appraisal and refinement of the Local Plan with the findings published as part of the Issues and Options Consultation, Preferred Options Consultation, Pre-Submission Consultation and Submission Local Plan.

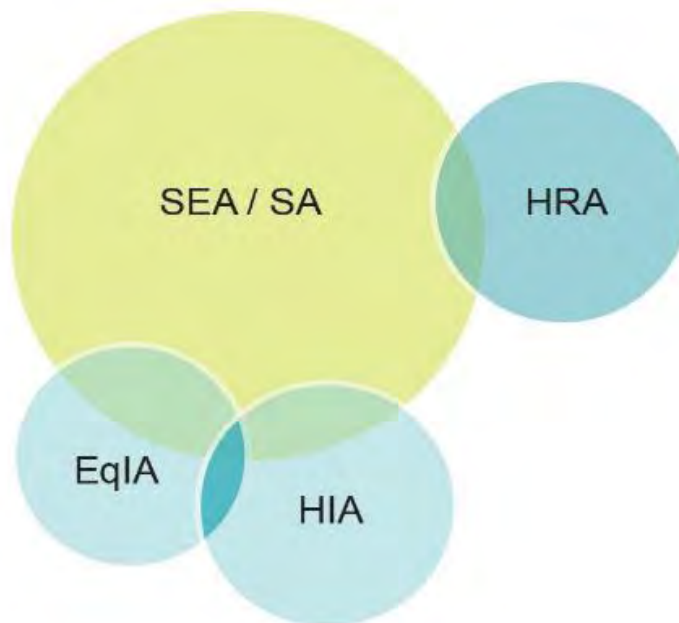
The first stage of the IIA process involved consultation on a Scoping Report. The Scoping Report set out the proposed approach to the assessment of the Review of the Adopted Local Plan and was subject to consultation that ran from Thursday 14th April until Friday 20th May 2022. The Scoping Report is available to view on the Council's website at:

<https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>.

The Issues and Options stage of the Review of the Adopted Local Plan was subject to consultation from Thursday 11th August 2022 for ten weeks until Thursday 20th October 2022. The document was accompanied by an IIA Report. The documents are available to view on the Council's website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>.

The Preferred Options stage was subject to consultation for six weeks from 8th May until 19th June 2024. The document was accompanied by an IIA Report. The documents are available to view on the Council's website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

Figure NTS1 Overlaps between the different forms of assessment



WHAT HAS HAPPENED SO FAR?

Based on the five stages of undertaking a SA/SEA, **Figure NTS2** shows the stages of producing the IIA i.e. SA/SEA, EqlA, HIA and HRA. The first stage (**Stage A**) of the IIA process involved consultation on a Scoping Report. The Scoping Report set out the proposed approach to the assessment of the Review of the Adopted Local Plan including an Assessment Framework and was subject to consultation that ran from Thursday 14th April until Friday 20th May 2022.

Stage B is an iterative process involving the assessment and refinement of the Local Plan with the findings to be presented in interim IIA Reports published alongside the Local Plan Issues and Options Consultation, Preferred Options Consultation and Pre-Submission Consultation. The Issues and Options IIA Report was subject to consultation from Thursday 11th August 2022 until Thursday 10th October 2022.

The Preferred Options IIA Report was subject to consultation for six weeks from 8th May to 19th June 2024.

At **Stage C**, a Submission draft IIA Report will be prepared to accompany the Submission draft Local Plan and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

Following Examination in Public (EiP), the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

HOW HAS THE PRE-SUBMISSION CONSULTATION DOCUMENT BEEN APPRAISED?

To support the assessment of the Local Plan, an Assessment Framework has been developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the IIA and the Local Plan. The Assessment Objectives are shown in **Table NTS1**.

Figure NTS2 The IIA Process

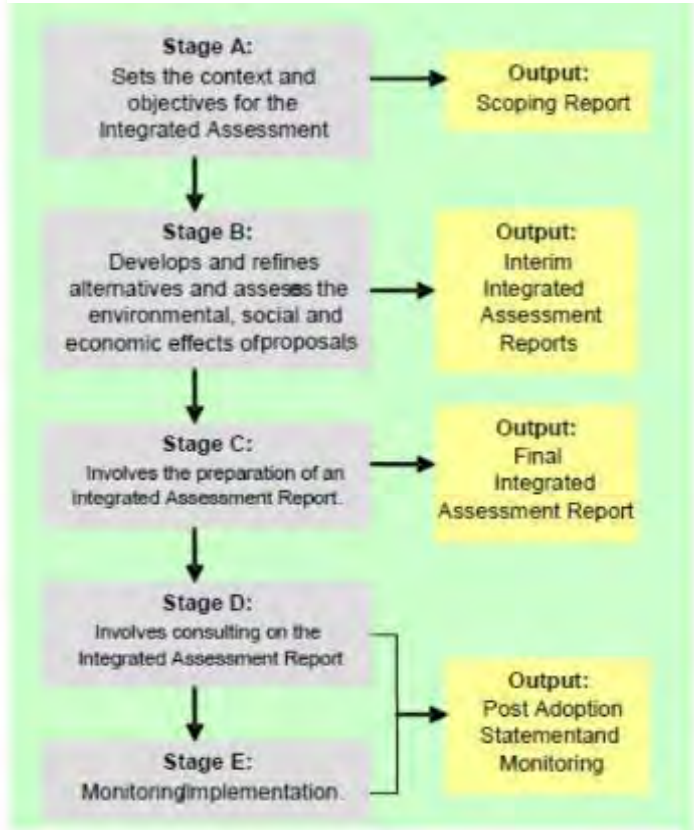




Table NTS1 IIA Assessment Objectives Used to Appraise the Pre-Submission Consultation Document

1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.
8. Water: To conserve and enhance water quality and resources.
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding to people and property, taking into account the effects of climate change.
10. Air: To improve air quality.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.

The Strategic Priorities have been assessed for their compatibility with the Assessment Objectives. The Housing Requirement, Employment Land Requirement and Spatial Strategy contained in the Pre-Submission Consultation Document have been appraised using matrices to identify likely significant effects on the Assessment Objectives. A qualitative scoring system has been adopted which is set out in **Table NTS2**.

Table NTS2 Scoring System Used in the Assessment of the Pre-Submission Consultation Document

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0

Score	Description	Symbol
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

LOCAL PLAN VISION AND STRATEGIC PRIORITIES

The Pre-Submission Consultation Document sets out the following vision for the Review of the Adopted Local Plan:

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

Nine Strategic Priorities have been developed (**Table NTS3**).

Table NTS3 Strategic Priorities of the Review of the Adopted Local Plan

Priorities for climate
<p>1. Addressing the Climate and Ecological Emergency</p> <ul style="list-style-type: none"> Mitigate the impacts of climate change and adapt to its consequences Ensure new development moves towards delivering net-zero carbon emissions (energy efficiency, sustainable construction, renewable energy, infrastructure for active and sustainable travel) Ensure development adapts to minimise adverse impacts that create climate and ecological change, including managing flood risk and reducing carbon emissions Encourage tree planting and an increase in woodland expansion Ensure sustainable drainage systems in developments
<p>2. Promoting smart, active travel and sustainable transport</p> <ul style="list-style-type: none"> Promote/prioritise active travel and sustainable transport, for example in new developments creating walkable neighbourhoods, where everyday facilities such as schools, shops, workplaces, community and sports facilities, and open spaces are easily accessible by foot or cycle in 15-20 minutes Reduce reliance on fossil fuelled vehicles Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles Create the conditions for active and sustainable travel locally, such as electric charging points for all new houses, accessible cycle and footpaths, multi-functional greenways, secure cycle parking, and provision of or subscription to car clubs Promote innovations in transport including smart technology
<p>3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks</p> <ul style="list-style-type: none"> Plan positively for biodiversity net gain and green infrastructure including high quality green spaces

- protect and enhance local distinctiveness and plan positively for the creation, protection, enhancement and management of multi-functional green/blue infrastructure networks and habitats to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan
- Minimise the loss of the best and most versatile agricultural land to ensure future food production
- Protect/enhance the River Valleys and increase opportunities for sustainable travel
- Use high quality green infrastructure to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost

Priorities for growth

4. Ensuring sustainable patterns of development and protecting the Green Belt

- Plan positively to meet identified development needs and ensure that new development takes place in a sustainable way by balancing the key economic, social and environmental dimensions
- Promote development of previously developed land in Chelmsford's Urban Area
- Use the Settlement Hierarchy to identify most sustainable existing locations
- Locate development in locations that are close to existing or proposed local facilities so people can walk/cycle and be less reliant on the car
- Protect the Green Belt from inappropriate development
- Ensure accordance with the Minerals Local Plan, Waste Local Plan and South East Inshore Marine Plan

5. Meeting the needs for new homes

- Provide high quality new homes that meet people's needs (market, affordable, starter, supported, specialist, Gypsies and Travellers)
- Address the imbalance between the supply and need for affordable housing for rent
- Meet identified targets/needs for numbers and types of homes required to be built each year
- Maintain a good supply of homes throughout the Local Plan period

6. Fostering growth and investment and providing new jobs

- Ensure Chelmsford's businesses thrive, continue to innovate and can be even more productive and resilient
- Foster new economic growth and new jobs to meet forecast local needs generated by the growing population.
- Ensure a flexible rolling supply of employment land over the Local Plan period
- Support the retention of existing designated employment and rural employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities, and support the growing green economy and creative sector
- Promotion of a circular economy

Priorities for place

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

- Promote the health and wellbeing of communities
- Encourage healthy lifestyles and living environments for all residents for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of sustainable and active travel routes
- Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development
- Ensure that all new development meets the highest standards of design
- Require the use of masterplans and encourage design codes where appropriate for strategic scale developments
- Ensure new development helps provide new primary health services
- Promote community involvement in the long-term management and stewardship of new strategic residential development
- Encourage development to be future-proofed and as sustainable and energy efficient as possible

8. Delivering new and improved strategic and local infrastructure

- Address city-wide infrastructure needs
- Maximise the efficient use of existing infrastructure capacities
- Explore opportunities for new sustainable infrastructure
- Ensure that necessary new or upgraded local infrastructure is provided alongside new development when it is needed
- Ensure appropriate and timely strategic infrastructure to support new development

9. Encouraging resilience in retail, leisure, commercial and cultural development

- Promote the vitality and viability of Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres
- Promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and maintain its position as a leading destination.
- Enhance the retail, leisure, commercial and cultural development offer of South Woodham Ferrers Town Centre
- Protect existing and support new/enhanced leisure, sports, arts, cultural and recreation facilities to ensure that all parts of the City Council area are vibrant and successful
- Implementation of the Plan for Improving Rivers and Waterways in and around Chelmsford, to improve the appearance, attractiveness and recreational use of Chelmsford's rivers and waterways, and some of its ambitions have been translated into policy

FINDINGS OF THE ASSESSMENT OF THE PRE-SUBMISSION CONSULTATION DOCUMENT

STRATEGIC PRIORITIES

It is important that the Strategic Priorities for the Local Plan are aligned with the IIA Objectives. The Strategic Priorities have therefore been assessed for their compatibility with the objectives that comprise the IIA Framework to help establish whether the general approach to the Local Plan is in accordance with the principles of sustainability.

ASSESSMENT

Table NTS4 presents the assessment of the compatibility between the Local Plan Strategic Priorities and the IIA Objectives.

Table NTS4 IIA Objectives and Strategic Priorities Compatibility Matrix

Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	+	+	+	+	?	?	+	?	0
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-	0	-	?	+	+	?	+	0
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.	-	0	-	?	0	+	?	+	+
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	+	0	+	+	+	+	+	+
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	+	+	+	0	+	+	+	+	+
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	0	?	0	?	0	+	+
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+	0	+	+	-	-	+	?	0
8. Water: To conserve and enhance water quality and resources.	+	0	+	+	?	0	+	?	0
9. Flood Risk: To reduce the risk of flooding to people and	+	0	+	+	?	0	+	?	0

Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
property, taking into account the effects of climate change.									
10. Air: To improve air quality.	+	+	+	+	?	0	?	-	0
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	+	+	?	?	+	-	0
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	0	0	0	-	0	?	0	0
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	0	0	+	+	-	?	+	?	0
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+	0	+	+	-	?	+	?	0

Key

+	Compatible	?	Uncertain	0	Neutral	-	Incompatible
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The key findings of this assessment are as follows:

- Interactions between Strategic Priorities and the IIA Objectives are predominantly compatible or neutral in character.
- Uncertainties are principally associated with Strategic Priorities 5, 6 and 8 (meeting the need for new homes, economic development and infrastructure provision), reflecting the sustainability performance of development being dependent upon its scale, location, design and proposed mitigation measures.

- Potential incompatibilities exist between housing and economic development (IIA Objectives 2 and 3 respectively) and environmental protection and enhancement (Strategic Priorities 1 and 3), reflecting the frequent need for compromises to be made between development and environmental interests.
- Similarly, potential incompatibilities between land use (IIA Objective 7) and delivering homes and investment (Strategic Priorities 5 and 6); air quality and climate change (IIA Objectives 10 and 11) and delivering infrastructure (Strategic Priority 8); and waste and resources, townscape and landscape (IIA Objectives 12, 13 and 14) and the delivery of new homes (Strategic Priority 5).

Where possible incompatibilities or uncertainties have been identified, these stand a greater chance of being resolved if development takes place in accordance with all the Strategic Priorities. As such, an incompatibility or uncertainty is not necessarily irreconcilable or insurmountable but one that may need to be considered in the development of policies that comprise the Local Plan.

HOUSING REQUIREMENT

In order to meet the transitional arrangements for plan-making contained within the revised NPPF (December 2024), provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year. This equates to 83% of the housing need identified in the revised Standard Method (December 2024).

The findings of the Gypsy and Traveller Accommodation Assessment that covers the period 2023 to 2041 identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS.

In order to meet identified need, a total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041 will be provided.

In order to meet identified need, a total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041.

The remainder of the need to be met through windfall applications using the criteria of Policy DM3.

ASSESSMENT

The Proposed Housing Requirement has been assessed against the IIA objectives, using the qualitative scoring system in **Table NTS2**. **Table NTS5** summarises the assessment.

Table NTS5 Assessment of the Proposed Housing Allocation

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Housing Requirement	+/-	++	++	+/-	+/-	+/- /?	+/-	-/?	-/?	-/?	-/?	-/?	+/-	+/-

The key likely significant sustainability effects associated with the Housing Requirement relate to:

- **Housing (Objective 2):** the approach would meet in full, and exceed, the assessed housing requirement for the Chelmsford City Area over the plan period. This is in accordance with the objective of the National Planning Policy Framework (NPPF) to boost housing supply.
- **Economy (Objective 3):** the approach would help to stimulate economic growth through the provision of a workforce as well as consumers. Development proposals are typically careful to ensure homes, jobs and infrastructure are delivered in a co-ordinated fashion to help limit excess in- or out-commuting and ensure a degree of self-containment.
- **Land use (Objective 7):** whilst brownfield land will be used through windfall sites, a significant area of greenfield land will be required.

The negative (and uncertain) effects identified across a range of the IIA Objectives reflects the potential for housing growth to result in adverse environmental impacts. These potential effects will require further consideration in the identification of site allocations and development of policies for the Local Plan and in this regard, there is the potential for new housing to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.

EMPLOYMENT LAND REQUIREMENT

Whilst the Adopted Local Plan employment policies are still relevant and site allocations for new employment development are also progressing in line with projections, some policies will require updating and additional policies may be required in the light of changes to national planning policy and new legislation. Changes are also required to ensure that the plan continues to meet future employment needs to 2041.

The Pre-Submission Consultation Document proposes a continuation of the existing approach to employment land provision, i.e. a flexible rolling employment land supply across the plan period to 2041). Consequently, it is proposed that development sites to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and B8) in addition to existing commitments over the Plan period.



ASSESSMENT

The proposed approach to the Employment Land Requirement has been assessed against the IIA objectives using the qualitative scoring system in **Table NTS2**. The emerging findings of the assessment are summarised in **Table NTS6**.

Table NTS6 Assessment of the Proposed Approach to the Employment Allocation

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed employment allocation (162,646sqm)	-/?	0	++/?	+	+/?	+/-/?	+/-	-/?	-/?	+/-/?	+/-/?	-	+/-/?	+/-/?

The key likely significant sustainability effects associated with the Employment Land Requirement relate to:

- **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
- **No significant negative effects** on the IIA objectives have been identified.

The negative (and uncertain) effects identified across a range of the IIA objectives reflects the potential for economic development to result in adverse environmental impacts. These potential effects will require further consideration in the development of policies for the Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.

PROPOSED SPATIAL STRATEGY

The Proposed Spatial Strategy for the delivery of the proposed housing and employment growth is presented in **Table NTS7** and **Figure NTS3**. The Proposed Spatial Strategy draws on aspects of



the five spatial approaches set out in the Issues and Options Consultation Document¹. The Assessment of the Proposed Spatial Strategy is set out in **Table NTS8**.

Table NTS7 Summary of the Proposed Spatial Strategy

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	3,013			4,000sqm Use Class Eg(i-iii)
2	West Chelmsford	880		5	
3a	East of Chelmsford - Manor Farm	360			
3b	East of Chelmsford - Land North of Maldon Road				5,000sqm Office/Business Park
3c	East of Chelmsford - Land North of Maldon Road	109			
3d	East of Chelmsford - Land North of Maldon Road	65			
4	Land North of Galleywood Reservoir	24			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		4,476		5	9,000sqm
Growth Area 2 – North Chelmsford					
Site/Location					
6	North East Chelmsford (Chelmsford Garden Community)	5,569	10		56,946sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	

¹ Approach A: Growing Existing Strategy; Approach B: Growth in Urban Areas; Approach C: Wider Strategy; Approach D: Growth Along Transport Corridors; Approach E: New Settlement

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
7b	Great Leighs - Land East of London Road	250			
7c	Great Leighs - Land North and South of BanTERS Lane	100			
8	North of Broomfield	512			
9a	Waltham Road Employment Area				3,500sqm B2/B8
14b	Land south of Ford End Primary School, Ford End	20			
15	Little Boyton Hall Farm Rural Employment Area				6,000sqm B2/B8
Area Total		7,201	10	5	66,446sqm
Development Allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 – South and East Chelmsford					
Site/Location					
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	20	13	43,000sqm Business Space
16b	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space
11b	Land at Kingsgate, Bicknacre	20			
11c	Land west of Barbrook Way, Bicknacre	20			
12	St Giles, Bicknacre	32			
13	Danbury	100			
17a	Land North of Abbey Fields, East Hanningfield	11			
17b	Land east of Highfields Mead, East Hanningfield	20			
Area Total;		4,423	20	18	87,200sqm
Total Local Plan Allocations		16,100	30	28	162,646 sqm
Windfall Allowance 2026-2041		2,373			
TOTAL		18,473	30	28	162,646 sqm

Figure NTS3 Proposed Spatial Distribution of Growth Locations



Table NTS8 Summary of the sustainability effects of the Proposed Spatial Strategy

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed Spatial Strategy	+/-/?	++	++	+/-	+/-	+/-/?	-/?	-/?	0	0/?	0/?	+/-	+/-/?	+/-/?

The likely significant sustainability effects associated with the Proposed Spatial Strategy relate to:

- **Housing (Objective 2):** Realising the delivery of homes to help meet local and sub-regional needs, including affordable housing.
- **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
- **Health and Well-Being (Objective 5):** The provision of more and a wider range of services associated with population growth.
- Significant negative effects associated with **Land Use (Objective 7)** and **Landscape (Objective 14)**, reflecting the permanent loss of these resources to urban development.

The negative (and uncertain) effects identified across a range of IIA objectives reflects the potential for development to result in adverse environmental impacts. These potential effects will require further consideration in the development of policies for the Review of the Adopted Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new development to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.

The Proposed Spatial Strategy is capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are mixed positive and negative effects in respect of biodiversity, cultural heritage, flood risk, land use and resource use, with potential uncertainty in respect of sustainable living and revitalisation, air quality and climate change water resource use is an issue, reflecting regional local supply deficits.

The uncertainties and negative effects recorded emphasise the importance of the monitoring of the performance of sustainability indicators to help implement mitigation measures which would help improve the performance of all approaches, notably in respect of air quality, biodiversity, climate change and health and well-being. In addition, small allocations in Key Service and Service Settlements will help to support the villages’ services and facilities.

Overall, the Proposed Spatial Strategy draws on elements of the five spatial approaches previously presented and in so doing meets the housing and employment needs of the City Area. The limitations and opportunities associated with all five approaches are acknowledged in the suite of policies supporting the proposed spatial strategy and attendant allocations, based on experience in bringing forward strategic site allocations such as the North East Chelmsford Garden Community.



HABITATS REGULATIONS ASSESSMENT

Regulation 105 of the *Conservation of Habitats and Species Regulations 2017* (as amended) states that if a land-use plan is “(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site” then the plan-making authority must “...make an appropriate assessment of the implications for the site in view of that site’s conservation objectives” before the plan is given effect. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA). The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

Regulation 105 essentially provides a test that the final plan must pass; there is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development.

Appendix N of this report provides guidance on the HRA-related issues that will be relevant to both the plan development and the HRA. It includes:

- an outline of the proposed approach and scope of the Local Plan HRA;
- a summary of the environmental and European site baseline, as currently understood, and any known data gaps or environmental aspects subject to future studies;
- informal guidance for the Council on any HRA-related issues or risks that may be relevant to the Options selection process, and/or which may need to be considered when reviewing the Local Plan.

The proposed approach will not create fundamental systematic effects that cannot be avoided or mitigated irrespective of how the objectives and options are defined through allocation and policy.

HEALTH IMPACT ASSESSMENT AND EQUALITIES IMPACT ASSESSMENT

The Proposed Spatial Strategy has been subject to Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA) and presented in Appendices I and J respectively. The principal results from the assessments are presented in Table NTS9.

Table NTS9 Principal Results from the HIA and EqIA

HIA	EqIA
<p>Strategic Policies</p> <p>Overall, the strategic policies will help to support and progress the HIA objectives by improving access to new homes, employment opportunities and associated infrastructure.</p> <p>The policies encourage high quality design and active travel, the protection and enhancement of the environment, community facilities and the delivery of multi-functional open spaces and green infrastructure. Strategic Policy S14 (Health and Wellbeing) is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. It sets out a commitment to improving the health and wellbeing of residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking.</p> <p>While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing</p>	<p>The Strategic Policies do not directly affect a number of the protected characteristics considered under the EqIA, reflecting the intention and scope of the plan as a land use document. All of the Strategic Policies and Site Allocations are assessed as having either a positive, mixed or neutral outcome in respect of the protected characteristics; consequently, the Pre-Submission Document is considered to be generally compatible with the duties of the Equality Act 2010.</p> <p>In respect of gender reassignment, marriage and civil partnership, sex and sexual orientation there are no identified effects included in policy options or site options that are considered to have a direct effect on these four protected</p>

<p>communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust, and the loss of existing open/ green spaces, the strategic policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives.</p> <p>Growth Area Policies</p> <p>The growth area policies propose the delivery of housing, employment and associated infrastructure across a number of sites.</p> <p>The delivery of strategic scale infrastructure will significantly progress the HIA objectives through improved access to good quality homes (including affordable homes), employment opportunities, community facilities (including education and health services) and greater opportunities for active travel. The policies also require the provision of accessible and multi-functional open/ green spaces and the provision or contributions to new or enhanced recreational facilities.</p> <p>While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust, and the loss of existing open/ green spaces, the growth area policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives. There is the opportunity to strengthen the growth area policies in relation to HIA objective 5, through the requirement for the delivery of communal food growing opportunities in strategic scale development, such as allotments or community orchards. The policies relating to Special Policy Areas (SPA) are likely to progress HIA objectives 2, 4 and 6 as they allow for the continued operation and function of key facilities, including Broomfield Hospital.</p> <p>Development Management Policies</p> <p>The development management policies often relate to a specific issue and therefore progress a particular HIA objective. In general, the majority of them are not likely to progress or hinder the HIA objectives given the nature of the policies. Policies DM1, DM2 and DM24 are likely to significantly progress HIA objective 1 relating to design of homes. The policies require an appropriate mix of dwelling types and sizes, the delivery of affordable homes and high quality built form and urban design. None of the policies were identified as having the potential to have significant negative effects on the HIA objectives.</p>	<p>characteristics. For the remaining five protected characteristics – age, disability, religion or belief, pregnancy and maternity and race - the options considered as part of the Local Plan Pre-Submission document are likely to have some positive effects as follows:</p> <ul style="list-style-type: none"> • policies which seek to provide and enhance community services and facilities will benefit the young, old and those with accessibility issues such as the disabled and pregnant women (Strategic Policies S1, S5, S9, S12, S15, S16, S17). • the provision of accessible greenspace and enhancement of accessibility (Strategic Policies S1, S2, S5, S9, S13, S15) is likely to directly benefit those with relatively limited accessibility. • Those vulnerable to air pollution (the young, old and pregnant women) are also likely to directly benefit from the provision of more open space which is accessible, as well as improvements in air quality as a result of modal shift in transport use, notably through the provision of walking and cycling routes and EV charging infrastructure (Strategic Policies S1, S2, S5, S9, S12, S13, S15). • The provision of high quality community infrastructure including meeting spaces is likely to benefit those vulnerable to social isolation (notably the elderly, disabled and pregnant women) through offering opportunities for socialising in accessible places (Strategic Policies S1, S5, S9, S12, S15, S16, S17) • The provision of a wide range of housing types and affordable options will help to ensure greater equality of access, meeting the needs of specific groups, notably the elderly, disabled and young).
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The Proposed Spatial Strategy is likely to yield overall positive effects, reflecting the provision of greater opportunities for access to services and employment.

Overall, no negative effects have been identified across the two analyses, although there are a wide range of uncertainties associated with policy implementation and the requirement for ongoing monitoring and evaluation to determine the success of policy implementation and any unintended consequences.

Consideration of Options and Reasonable Alternatives

Throughout the plan preparation process, growth level and spatial options have been prepared and consulted upon to help prepared a balanced and reasoned plan. As part of the preparation of the Pre-submission IIA, the proposed strategy (Option 2a) is compared to a no change scenario (Option 1) and four reasonable alternatives which present different configurations of growth and its spatial distribution. The six reasonable alternatives comprise:

- Option 1: Lower Growth includes existing adopted Local Plan allocations.
- Option 2a: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, East Chelmsford Garden Community (Hammonds Farm) and Land adjacent to A12 Junction 18 Employment Area.
- Option 2b: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Chatham Green and Land East and West of the A12, North and North West of Howe Green Sandon.
- Option 2c: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, West and North West Chelmsford and Land East and West of the A12, North and North West of Howe Green Sandon.
- Option 2d: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Howe Green and Rettendon Common/ Place and Land East and West of the A12, North and North West of Howe Green Sandon.
- Option 3: Higher growth includes the sites outlined under Option 2a and Option 2c. Also includes an increased number of dwellings on East Chelmsford Garden Community (Hammonds Farm) and West and North West Chelmsford.

The likely significant effects of these reasonable alternatives are analysed, followed by the presentation of the outline reasons for the selection of the preferred approach and rejection of alternatives which explains why the preferred spatial strategy option is selected in light of alternatives.

The analysis of Reasonable Alternatives demonstrates that overall, the alternatives perform no better, and in many instances worse than the Proposed Spatial Strategy (Option 2a).

The lower growth option (Option 1a) performs better than Option 2a in respect of Objective 7 Land Use and soils; and Objective 8 Water, reflecting lower inherent resource use. By contrast, Option 1a performs more poorly against Option 2a in respect of Objective 2 Housing and Objective 3 Employment, reflecting more limited opportunities for meeting housing and associated employment needs.

Central variants, Options 2b – 2d all offer similar types of performance, generally poorer than the Proposed Spatial Strategy, particularly in respect of Objective 4 Sustainable Living and Revitalisation and Objective 6 Transport, reflecting housing-led developments without established sustainable infrastructure connections and consequent reliance on use of the private car, at least in the short and medium term. Whilst relatively large-scale developments could in principle over time deliver a relatively high degree of self-sufficiency, there is a risk that this will not be achieved.

The higher growth option (Option 3) performs more poorly overall reflecting greater resource use with greater uncertainty overall such as potential oversupply of housing in the plan period disrupting co-ordinated delivery against identified need.



OVERALL EFFECTS OF THE PROPOSED SPATIAL STRATEGY

Throughout the evolution of the Local Plan Review, a range of options in respect of amount of development and spatial distribution and site delivery options have been tested and assessed, taking into account:

- The current pattern of development including commitments to future growth on certain sites, as well as learning from the successes and lessons of recent developments.
- The scale of required development which will in the case of housing, both help to meet existing demand (notably for affordable housing) but also the planned growth of the City.
- Environmental protection constraints including biodiversity, Green Belt, Green Wedge and flood risk.
- Using a balance of large, medium and smaller sites which provide for opportunities for higher degrees of self-containment of both new development and that associated with existing settlements where service provision can be vulnerable.
- Commitments to the regeneration of the Chelmsford City urban area through the recycling of brownfield land in preference to greenfield, where possible, maintaining and enhancing service provision, green infrastructure and accessibility using non-car forms of transport.
- Maintaining and enhancing the City's economic dynamism and potential through a proportionate employment land supply and balancing housing development with job creation such that a higher degree of self-containment is achievable than was previously the case.
- Taking opportunities to introduce higher and challenging standards for matters such as green infrastructure (notably on larger sites, but also City-wide), addressing climate change through flood risk mitigation strategies, energy efficiency in building design and implementing best practice on place-making such as the Essex Design Guide.

The proposed quantum of development reflects realistic delivery of supporting community infrastructure as part of a balanced portfolio of development sites, from a new large-scale garden community to proportionate additions to existing settlements, whilst ensuring brownfield redevelopment as a priority.

The scale of development proposed (and across all options) means that there will be significant greenfield land-take and which cannot be mitigated in itself but through the introduction of biodiversity enhancement and wider green infrastructure, particularly on larger sites, creates new resources and enhances health and wellbeing through greater access to these important facets of high quality places. In addition, there will be disruption to existing landscape character associated with the land-take of significant scale new communities.

Whilst higher growth options are more likely to deliver and/or contribute to significant new infrastructure such as road and junction enhancements, this has to be balanced with the wider aspiration to minimise the need to travel and encourage a modal shift away from the private car to 'sustainable' modes of transport (walking, cycling, public transport, electric vehicles). Similarly, the introduction of low-carbon energy generation (such as through ground source heat pumps/networks, battery storage) along with class-leading standards of sustainable design and construction could be presented through the economies of scale associated with high development quanta, in addition to planned communities.

The proposed configuration of growth across the Plan area matches aspirations for housing and

employment development with opportunities for a greater degree of self-containment within new and existing communities, reducing the need to travel, accessing local jobs and services and providing an attractive environment for recreation and leisure.

In light of the above, the Pre-Submission Local Plan is likely to have significant positive effects across a number of the IIA Objectives, including:

- Meeting the housing needs of the City both now and in the future through the delivery of a minimum of 22,990 homes (1,210 per year) to 2041, including housing for older people and other specialist needs and demand-led affordability targets, contributing to Objective 2: Housing and Objective 4: Sustainable Living & Revitalisation.
- Expanding and creating sustainable neighbourhoods through City-centre regeneration, expanding existing urban extensions, a new garden community, and proportionate increases to smaller, free-standing communities, creating a well-connected and communities with access to services, contributing to Objective 2: Housing, Objective 4: Sustainable Living & Revitalisation and Objective 5: Health and Wellbeing.
- Expanding and strengthening the City's successful economy through the provision of a flexible rolling employment land supply across the plan period to 2041 to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8), contributing to Objective 3: Economy, Skills and Employment; Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
- Protecting and enhancing local centres contributing to Objective 3. Economy, Skills and Employment, Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
- Achieving high quality design contributing to Objective 4. Sustainable Living and Revitalisation: Objective 13: Cultural Heritage, 14. Landscape and Townscape.
- Providing social, health and education facilities which will support progression towards sustainable communities contributing to Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
- Protecting and enhancing Green and Blue Infrastructure resources, including biodiversity resources, recreational amenity, air and water quality, contributing to Objective 1: Biodiversity and Geodiversity, Objective 5: Health and Wellbeing, Objective 7: Land Use and Soils, Objective 8: Water, Objective 9: Flood Risk and Coastal Erosion: Objective 10: Air.
- Encouraging more sustainable forms of transport contributing to Objective 5: Health and Wellbeing and Objective 6: Transport.
- Managing waste and natural resources contributing to Objective 12: Waste and Natural Resources.
- Responding to the challenge of climate change through mitigation measures such as energy efficiency in buildings and on-site energy generation contributing to Objective 2: Housing, Objective 4. Sustainable Living and Revitalisation and Objective 11: Climate Change.

MITIGATION AND ENHANCEMENT

The assessment contained in this Report has identified (see **Section 5.12**) a range of measures to help address potential negative effects and enhance positive effects associated with the implementation of the approaches contained in the Pre-Submission Consultation Document.



These measures are highlighted within the detailed assessment matrices and will be considered by the Council in refining the approaches and developing the policies that will comprise the Review of the Adopted Local Plan.

NEXT STEPS

This Pre-Submission IIA Report is being issued for consultation alongside the Pre-Submission Consultation Document. The consultation will run from 04 February to 18 March 2025.

The findings of the Pre-submission IIA Report, together with consultation responses and further evidence base work, will accompany the Submission Local Plan Document.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 18 March 2025. The Council encourages people to submit comments via its consultation portal at:
www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can be sent:

- **By email – planning.policy@chelmsford.gov.uk**
- **By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE**
- **You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.**
- **Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.**
- **Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/lp-review**



1. BACKGROUND TO THE INTEGRATED IMPACT ASSESSMENT

1.1 OVERVIEW

- 1.1.1 Chelmsford City Council (the Council) is currently preparing a Review of the Adopted Local Plan (the Local Plan) for Chelmsford City Council's Administrative Area (the City Area). The Local Plan will replace the current Local Plan that was adopted in May 2020, setting out the vision, objectives, planning policies and site allocations that will guide development in the local authority area to 2041. WSP UK Limited (hereafter 'WSP') has been commissioned by the Council to undertake an Integrated Impact Assessment (IIA) of the Review of the Local Plan.
- 1.1.2 The IIA appraises the environmental, social and economic performance of the Review of the Local Plan and any reasonable alternatives. In doing so, it helps to inform the selection of the approaches for the Local Plan concerning (in particular) the quantum, distribution and location of future development in Chelmsford and associated policies. The IIA process also identifies measures to avoid, minimise or mitigate any potential negative effects that may arise from the Local Plan's implementation as well as opportunities to improve the contribution of the Local Plan towards sustainability.
- 1.1.3 The IIA brings together into a single framework five different strands of assessment, Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (considered as a single assessment), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA), and Habitats Regulations Assessment (HRA) in order to assess the socio-economic and environmental effects of the Review of the Adopted Local Plan.
- 1.1.4 As part of the preparation of the Local Plan, the Council has prepared the Chelmsford Local Plan Pre-Submission Consultation Document (the Regulation 19 Pre-Submission Consultation Document)². This document sets out the planning issues that face Chelmsford over the next 15 years and the proposed strategy for the way they could be addressed. It is being published for consultation from 04 February to 18 March 2025.
- 1.1.5 This report presents the findings of the IIA of the Pre-Submission Consultation Document.

1.2 PURPOSE OF THIS REPORT

- 1.2.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633)³.

² www.chelmsford.gov.uk/new-local-plan

³ Under the Withdrawal Act, EU-derived domestic legislation (such as existing environmental regulations that implement EU Directives) and Direct EU legislation (such as EU regulations and decisions) which were in force immediately prior to

- 1.2.2 The SEA Regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes, specifically *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*
- 1.2.3 The National Planning Policy Framework (NPPF) (2023) sets out that local plans are key to delivering sustainable development (para 32) and that they must be prepared with the objective of contributing to the achievement of sustainable development, as follows: *“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”*
- 1.2.4 Planning Practice Guidance makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, IIA will help to ensure that a local plan is “justified”, a key test of soundness that concerns the extent to which a plan is the most appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.
- 1.2.5 IIA is therefore an integral part of the preparation of the Local Plan. In accordance with paragraph 32 of the NPPF, IIA of the Local Plan will help to ensure that the likely social, economic and environmental effects of the Plan are identified, described, appraised and communicated. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects.
- 1.2.6 This IIA Report supports the development and refinement of the Local Plan by appraising the sustainability strengths and weaknesses of the approaches that comprise the Pre-Submission Consultation Document. This will help promote sustainable development through the early integration of sustainability considerations into the preparation of the Local Plan and selection of approaches. More specifically, this IIA Report sets out:
- an overview of the Review of the Adopted Local Plan;
 - a review of relevant international, national, regional, sub-regional and local plans, policies and programmes;
 - baseline information for the Local Plan area across key sustainability topics;

the end of the transition period continued to form part of UK domestic law after 31 December 2020. After 31 December 2020, however, Parliament is at liberty to introduce future changes to the existing legislation since, after 31 December 2020, the UK will no longer be bound by EU legislation.

- key economic, social and environmental issues relevant to the assessment of the Local Plan;
- the approach to undertaking the assessment of the Pre-Submission Consultation Document;
- the findings of the assessment of the Pre-Submission Consultation Document;
- reasonable alternatives considered as part of the preparation of the Plan; and
- conclusions and an overview of the next steps in the IIA process.

1.3 THE CHELMSFORD REVIEW OF THE ADOPTED LOCAL PLAN – AN OVERVIEW

REQUIREMENT TO PREPARE A LOCAL PLAN

1.3.1 The NPPF⁴ determines that each local planning authority should prepare a local plan for its area. Local plans should set out the strategic priorities and policies to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation and conservation and enhancement of the natural and historic environment, including landscape.

1.3.2 Planning Practice Guidance (2021)⁵ clarifies (at paragraph 002 ‘Local Plans’) that local plans “*should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered*”.

PREPARATION OF THE REVIEW OF THE ADOPTED LOCAL PLAN

1.3.3 The Council’s Local Development Scheme (LDS) was updated in November 2023⁶. The LDS sets out the timetable for production of the Local Plan in accordance with the requirements for plan production set out in The Town and Country Planning (Local Planning) (England) Regulations 2012).

⁴ Department for Communities and Local Government (2021) National Planning Policy Framework. Available from: https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf

⁵ Department for Communities and Local Government (2021) Planning Practice Guidance. Available from: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁶ Available from [chelmsford-local-development-scheme-2023-2028.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/118888/chelmsford-local-development-scheme-2023-2028.pdf)

1.3.4 The Council has a statutory duty to review the Local Plan at least every five years under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. The NPPF (2023) sets out in paragraph 33 that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. It also states that reviews should be completed no later than five years from the adoption date of a plan (which would be 28th May 2025) and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future. The adopted Local Plan committed to a full or partial review of the Plan in Policy S13 to commence in 2022. The key plan preparation milestones are detailed in **Table 1.1**.

Table 1.1 Local Plan Preparation Milestones

Stage	Date
Evidence gathering and public participation – Scoping Consultation (Regulation 18) (Issues and Options)	August – October 2022
Preferred Options Consultation (Regulation 18)	Spring/Summer 2024
Consultation on Draft Local Plan (Regulation 19)	Early 2025
Submission (Regulation 22)	Summer 2025
Examination in Public (Regulation 24)	Autumn 2025
Adoption (Regulation 26)	Spring 2026

1.3.5 Adoption of the Review of the Adopted Local Plan is due to take place in Spring 2026. This is being preceded by three principal periods of consultation during which the Local Plan will be developed and refined taking into account (*inter-alia*) national planning policy and guidance, the Council’s evidence base, the outcomes of consultation and the findings of the IIA.

1.3.6 Further information in respect of the review of the Adopted Local Plan is available via the Council’s website at: www.chelmsford.gov.uk/lp-review

1.4 THE PRE-SUBMISSION CONSULTATION DOCUMENT

SCOPE OF THE PRE-SUBMISSION CONSULTATION DOCUMENT

1.4.1 The Pre-Submission Consultation Document sets out the planning issues that face the City Area over the next 15 years and the proposed strategy for the way they could be addressed. The key elements of the document, and which are the subject of assessment in this IIA Report, include:

- Strategic Priorities;
- Housing Requirements;



- Employment Land Requirements; and
- Spatial Strategy.

1.4.2 These key elements of the Pre-Submission Consultation Document are discussed in-turn below.

STRATEGIC PRIORITIES

1.4.3 The Pre-Submission Consultation Document sets out Strategic Priorities that are the key priorities that the Local Plan is based on. These priorities set the overall policy direction for all the strategic policies, site allocations and development management policies in the Local Plan.

1.4.4 The proposed Strategic Priorities are set out in **Table 1.2**.

Table 1.2 Proposed Strategic Priorities

Priorities for climate
<p>1. Addressing the Climate and Ecological Emergency</p> <ul style="list-style-type: none"> • Mitigate the impacts of climate change and adapt to its consequences • Ensure new development moves towards delivering net-zero carbon emissions (energy efficiency, sustainable construction, renewable energy, infrastructure for active and sustainable travel) • Ensure development adapts to minimise adverse impacts that create climate and ecological change, including managing flood risk and reducing carbon emissions • Encourage tree planting and an increase in woodland expansion • Ensure sustainable drainage systems in developments
<p>2. Promoting smart, active travel and sustainable transport</p> <ul style="list-style-type: none"> • Promote/prioritise active travel and sustainable transport, for example in new developments creating walkable neighbourhoods, where everyday facilities such as schools, shops, workplaces, community and sports facilities, and open spaces are easily accessible by foot or cycle in 15-20 minutes • Reduce reliance on fossil fuelled vehicles • Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles • Create the conditions for active and sustainable travel locally, such as electric charging points for all new houses, accessible cycle and footpaths, multi-functional greenways, secure cycle parking, and provision of or subscription to car clubs • Promote innovations in transport including smart technology
<p>3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks</p> <ul style="list-style-type: none"> • Plan positively for biodiversity net gain and green infrastructure including high quality green spaces • Protect and enhance local distinctiveness and plan positively for the creation, protection, enhancement and management of multi-functional green/blue infrastructure networks and habitats to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan • Minimise the loss of the best and most versatile agricultural land to ensure future food production • Protect/enhance the River Valleys and increase opportunities for sustainable travel • Use high quality green infrastructure to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost
Priorities for growth
<p>4. Ensuring sustainable patterns of development and protecting the Green Belt</p>

- Plan positively to meet identified development needs and ensure that new development takes place in a sustainable way by balancing the key economic, social and environmental dimensions
- Promote development of previously developed land in Chelmsford's Urban Area
- Use the Settlement Hierarchy to identify most sustainable existing locations
- Locate development in locations that are close to existing or proposed local facilities so people can walk/cycle and be less reliant on the car
- Protect the Green Belt from inappropriate development
- Ensure accordance with the Minerals Local Plan, Waste Local Plan and South East Inshore Marine Plan

5. Meeting the needs for new homes

- Provide high quality new homes that meet people's needs (market, affordable, starter, supported, specialist, Gypsies and Travellers)
- Address the imbalance between the supply and need for affordable housing for rent
- Meet identified targets/needs for numbers and types of homes required to be built each year
- Maintain a good supply of homes throughout the Local Plan period

6. Fostering growth and investment and providing new jobs

- Ensure Chelmsford's businesses thrive, continue to innovate and can be even more productive and resilient
- Foster new economic growth and new jobs to meet forecast local needs generated by the growing population.
- Ensure a flexible rolling supply of employment land over the Local Plan period
- Support the retention of existing designated employment and rural employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities, and support the growing green economy and creative sector
- Promotion of a circular economy

Priorities for place

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

- Promote the health and wellbeing of communities
- Encourage healthy lifestyles and living environments for all residents for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of sustainable and active travel routes
- Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development
- Ensure that all new development meets the highest standards of design
- Require the use of masterplans and encourage design codes where appropriate for strategic scale developments
- Ensure new development helps provide new primary health services
- Promote community involvement in the long-term management and stewardship of new strategic residential development
- Encourage development to be future-proofed and as sustainable and energy efficient as possible

8. Delivering new and improved strategic and local infrastructure

- Address city-wide infrastructure needs
- Maximise the efficient use of existing infrastructure capacities
- Explore opportunities for new sustainable infrastructure
- Ensure that necessary new or upgraded local infrastructure is provided alongside new development when it is needed
- Ensure appropriate and timely strategic infrastructure to support new development

9. Encouraging resilience in retail, leisure, commercial and cultural development

- Promote the vitality and viability of Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres
- Promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and maintain its position as a leading destination.
- Enhance the retail, leisure, commercial and cultural development offer of South Woodham Ferrers Town Centre
- Protect existing and support new/enhanced leisure, sports, arts, cultural and recreation facilities to ensure that all parts of the City Council area are vibrant and successful
- Implementation of the Plan for Improving Rivers and Waterways in and around Chelmsford, to improve the appearance, attractiveness and recreational use of Chelmsford's rivers and waterways, and some of its ambitions have been translated into policy

1.4.5 The findings of the compatibility assessment of the Strategic Priorities and the Assessment Objectives are presented in Section 5.2.

HOUSING REQUIREMENT

- 1.4.6 In order to meet the transitional arrangements for plan-making contained within the revised NPPF (December 2024), provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year. This equates to 83% of the housing need identified in the revised standard method (December 2024).
- 1.4.7 The findings of the Gypsy and Traveller Accommodation Assessment that covers the period 2023 to 2041 identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS.
- 1.4.8 In order to meet identified need, a total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041 will be provided. In order to meet identified need, a total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041.
- 1.4.9 The remainder of the need to be met through windfall applications using the criteria of Policy DM3.

EMPLOYMENT LAND REQUIREMENT

- 1.4.10 Whilst the adopted Local Plan employment policies are still relevant and site allocations for new employment development are also progressing in line with projections, some policies will require updating and additional policies may be required in the light of changes to national planning policy and new legislation. Changes are also required to ensure that the Local Plan continues to meet future employment needs to 2041.
- 1.4.11 The Pre-Submission Consultation Document proposes a continuation of the existing approach to employment land provision, i.e. a flexible rolling employment land supply across the plan period. Development sites will be allocated to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8) in addition to existing commitments over the Plan period.

1.5 PROPOSED SPATIAL STRATEGY

- 1.5.1 The Proposed Spatial Strategy draws on aspects of the five spatial options set out in the Issues and Options Consultation Document, which comprised: Approach A: Growing Existing Strategy; Approach B: Growth in Urban Areas; Approach C: Wider Strategy;

Approach D: Growth Along Transport Corridors; Approach E: New Settlement. (see **Appendix K** and the Issues and Options IIA (2022)). The Proposed Spatial Strategy for the delivery of the proposed housing and employment growth is presented in **Figure 1.1** and the proposed allocations listed in **Table 1.2**.

Figure 1.1 Summary of the Proposed Spatial Strategy



Table 1.2 Summary of the Proposed Spatial Strategy

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	3,013			4,000sqm Use Class Eg(i-iii)
2	West Chelmsford	880		5	
3a	East of Chelmsford - Manor Farm	360			
3b	East of Chelmsford - Land North of Maldon Road				5,000sqm Office/Business Park
3c	East of Chelmsford - Land North of Maldon Road	109			
3d	East of Chelmsford - Land North of Maldon Road	65			
4	Land North of Galleywood Reservoir	24			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		4,476		5	9,000sqm
Growth Area 2 – North Chelmsford					
Site/Location					
6	North East Chelmsford (Chelmsford Garden Community)	5,569	10		56,946sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	
7b	Great Leighs - Land East of London Road	250			
7c	Great Leighs - Land North and South of Banters Lane	100			
8	North of Broomfield	512			
9a	Waltham Road Employment Area				3,500sqm B2/B8

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
14b	Land south of Ford End Primary School, Ford End	20			
15	Little Boyton Hall Farm Rural Employment Area				6,000sqm B2/B8
Area Total		7,201	10	5	66,446sqm
Development Allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 – South and East Chelmsford					
Site/Location					
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	20	13	43,000sqm Business Space
16b	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space
11b	Land at Kingsgate, Bicknacre	20			
11c	Land west of Barbrook Way, Bicknacre	20			
12	St Giles, Bicknacre	32			
13	Danbury	100			
17a	Land North of Abbey Fields, East Hanningfield	11			
17b	Land east of Highfields Mead, East Hanningfield	20			
Area Total;		4,423	20	18	87,200sqm
Total Local Plan Allocations		16,100	30	28	162,646 sqm
Windfall Allowance 2026-2041		2,573			
TOTAL		18,473	30	28	162,646 sqm

1.6 SUMMARY OF PROPOSED CHANGES TO THE PRE-SUBMISSION DOCUMENT

Development Requirements - Housing

1.6.1 The revised NPPF (December 2024) makes the standard method for calculating housing numbers mandatory and changes the formula to increase housing in areas of high demand/low affordability across a wider range of urban areas such as Chelmsford. This significantly increases the Council's housing requirement from 1,000 dwellings per annum

(dpa) to 1,454 dpa. The transitional arrangements contained within the revised NPPF state that to proceed under the existing plan system, local plans need to meet a minimum of 80% of the new housing number. It is proposed to meet this new target using the existing 20% supply buffer within the preferred options site allocations and the following revisions to the Spatial Strategy:

- Increasing the **windfall allowance** from 100 dpa to 150 dpa as analysis of past trends demonstrates that there is a strong track record of this amount of windfall sites being delivered (an average of 196 windfall homes built per year over the past 12 years)
- Allocating a **new site** at Andrews Place, off Waterhouse Lane which is now being activity promoted by Chelmer Housing partnership (CHP) for redevelopment and considered deliverable in the plan period
- **Increasing the capacity** of Meadows Shopping Centre (Strategic Growth Site 1w) in line with recent pre-application discussions and the assessment of representations submitted by the applicant to the Local Plan
- Significantly **reducing the supply buffer** from around 20% proposed in the Preferred Options Local Plan to around 1.5% by using all the preferred allocations to meet the potential revised minimum housing requirement (except for sites that are now built out such as Woodhall Road (Growth Site 1o) and Rivermead (Growth Site 1u) and sites which are either no longer available or suitable such as the former Kay Metzeler site (Strategic Growth Site 1x) and Land West of Back Lane, Ford End (Growth Site 14a)).

Pre-Submission Spatial Strategy

1.6.2 Overall, the Pre-Submission Spatial Strategy shown in Table 1.2 represents a refinement of that set out in the Preferred Options consultation document. Other key changes include:

- **Amending site capacities** for some allocations to reflect new information and further assessment including Granary Car Park, Victoria Road (Growth Site 1z)
- **Amending the Build-out Rate** for Chelmsford Garden Community within the plan period to align with the outline planning applications showing that 681 of the overall 6,250 units will be delivered post-2041
- **Replacing the Travelling Showpeople Allocation** of 9 plots in the adopted Local Plan with 10 Gypsy & Traveller pitches at Chelmsford Garden Community (Strategic Growth Site 6)
- **Relocating the allocation of 10 Travelling Showpeople Plots** from Chelmsford Garden Community (Strategic Growth Site 6) to East Chelmsford Garden Community – Hammonds Farm (Strategic Growth Site 16a).

1.6.3 Other elements of the Spatial Strategy are not proposed for any change including requirements for employment and Travelling Showpeople plots, the Settlement Hierarchy, three Growth Areas, protection of the Green Belt and Green Wedge, and Special Policy Areas.

1.7 SUPPORTING POLICIES

1.7.1 The Local Plan will include new and amended policies to reflect changes in legislation, wider policies and implementation of the adopted Local Plan. **Table 1.3** sets out, by strategic priority, where new or amended policies are proposed.

Table 1.3 Proposed Strategic Policies

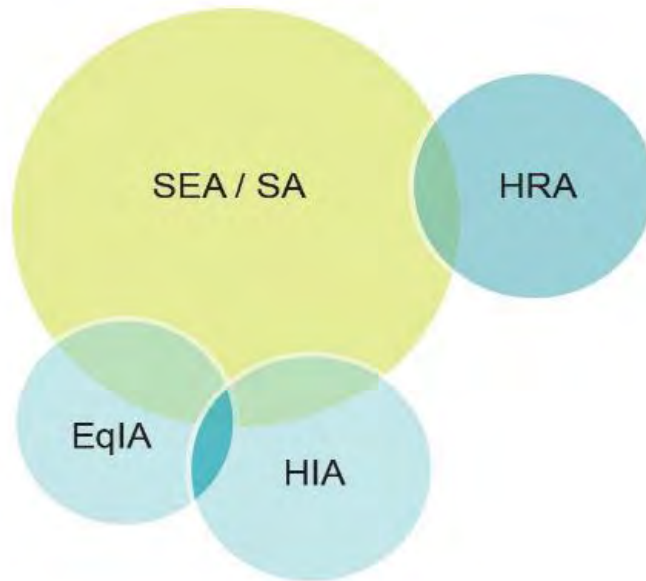
Strategic Priority	Proposed Strategic Policies
Strategic Priority 1 – Addressing the Climate and Ecological Emergency	S1 – Spatial Principles
	S2 – Addressing Climate Change and Flood Risk
Strategic priority 2 – Promoting smart, active travel and sustainable transport	S14 – Health and Wellbeing NEW
Strategic Priority 3 - Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	S15 – Creating Successful Places NEW
	S3 – Conserving and Enhancing the Historic Environment
	S4 – Conserving and Enhancing the Natural Environment
Strategic Priority 4 - Ensuring sustainable patterns of development and protecting the Green Belt	S5 – Protecting and Enhancing Community Assets
Strategic Priority 5 - Meeting the needs for new homes	S6 – Housing and Employment Requirements
	S7 – The Spatial Strategy
Strategic Priority 6 - Fostering growth and investment and providing new jobs	S8 – Delivering Economic Growth
Strategic Priority 7 - Creating well designed and attractive places, and promoting the health and social wellbeing of communities	S16 – Connectivity and Travel NEW
	S9 – Infrastructure Requirements
	S10 – Securing Infrastructure and Impact Mitigation
Strategic Priority 8 - Delivering new and improved strategic and local infrastructure	S11 – The Role of the Countryside
Strategic Priority 9 – Encouraging resilience in retail, leisure commercial, and cultural development	S12 – Role of City, Town and Neighbourhood Centres
	S17 – Future of Chelmsford City Centre NEW
	S13 – Monitoring and Review

1.8 INTEGRATED IMPACT ASSESSMENT

WHAT IS INTEGRATED IMPACT ASSESSMENT?

1.8.1 The IIA brings together into a single framework four different strands of assessment, Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) (considered as a single assessment), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and Habitats Regulations Assessment (HRA) (**Figure 1.2**), in order to assess the socio-economic and environmental effects of the Review of the Adopted Local Plan.

Figure 1.2 Overlaps between the components of the Integrated Impact Assessment



SUSTAINABILITY APPRAISAL (SA) AND STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

1.8.2 SA is an iterative, evidence based and qualitative process that appraises the environmental, social and economic performance of the Local Plan against a set of sustainability objectives in order to identify, describe and evaluate the likely significant social, economic and environmental effects. Where appropriate, the SA will highlight areas where measures to avoid, minimise or mitigate any potential negative effects could be required. Similarly, and where appropriate, opportunities to enhance the contribution that the Local Plan could make to sustainability should be identified. In undertaking this requirement, local planning authorities must⁷ also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004⁸ (SEA Regulations). The SEA Regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes.

EQUALITIES IMPACT ASSESSMENT (EQIA)

1.8.3 EqIA is a tool to assist the Council in complying with requirements under the UK Equality Act 2010 and Public Sector Equality Duty, which require public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Legislation identifies nine protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation) and the EqIA considers the potential for effects on these.

⁷ Paragraph 32 of the National Planning Policy Framework (2021)

⁸ Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from [SEA Regulations](#)



1.8.4 **Appendix I** presents the EqlA of the Pre-Submission Local Plan.

HEALTH IMPACT ASSESSMENT (HIA)

- 1.8.5 HIA assesses the main health and wellbeing impacts of policies and proposals in order to identify any opportunities for the emerging planning policies to maximise the benefits and avoid any potential adverse impacts. The HIA process looks at the positive and negative health and wellbeing impacts of development as well as assessing the indirect implications for the wider community. Essex County Council, as part of the Essex Design Guide⁹, has produced the Essex Healthier Places Guidance which together with the Livewell Development Accreditation provides the criteria for the specific consideration of health-related issues.
- 1.8.6 The specification of policies within the Review of the Adopted Local Plan, along with locationally-specific allocations as part of the Pre-Submission stage, have enabled the detailed assessment of the likely impacts against detailed health and equalities measures.
- 1.8.7 **Appendix J** presents an HIA of the Pre-Submission Local Plan.

HABITATS REGULATIONS ASSESSMENT (HRA)

- 1.8.8 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') states that if a land-use plan is *“(a) is likely to have a significant effect on a European site¹⁰ or a European offshore marine site^{11 12} (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site”* then the plan-making authority must *“... make an appropriate assessment of the implications for the site in view of that site's*

⁹ <https://www.essexdesignguide.co.uk/supplementary-guidance/health-impact-assessments/process-method/>

¹⁰ 'European sites' are: any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agreed the site as a 'Site of Community Importance' (SCI) (if this was before 31 Jan 2020); any classified Special Protection Area (SPA); and any candidate SAC (cSAC). However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the 'new wild birds directive') apply; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para. 187) when considering development proposals that may affect them. "European site" is therefore used in this report in its broadest sense, as an umbrella term for the above designated sites

¹¹ 'European offshore marine sites' are defined by Regulation 15 of *The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007* (as amended); these regulations cover waters (and hence sites) over 12 nautical miles from the coast.

¹² The Conservation of Habitats and Species Regulations 2017 were amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 to reflect the UK's exit from the EU. These largely carried forward the provisions and terminology of the 2017 Regulations (so, for example, the term 'European site' is currently retained and for all practical purposes the definition is essentially unchanged). However, the UK European sites are no longer legally part of the 'Natura 2000' network of protected sites, with this being replaced in the UK by the 'national site network' which comprises all existing SACs and SPAs and any new SACs and SPAs designated under the 2019 Regulations (Ramsar sites do not form part of the network). This also has relevance if compensation measures are required for an adverse effect, as the relevant metric is the overall coherence of the 'national site network'. The 2019 Regulations establish management objectives for the 'national site network' which contribute to the conservation of UK habitats and species that are also of pan-European importance, and to the achievement of their favourable conservation status within the UK.



conservation objectives” before the plan is given effect. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA)¹³.

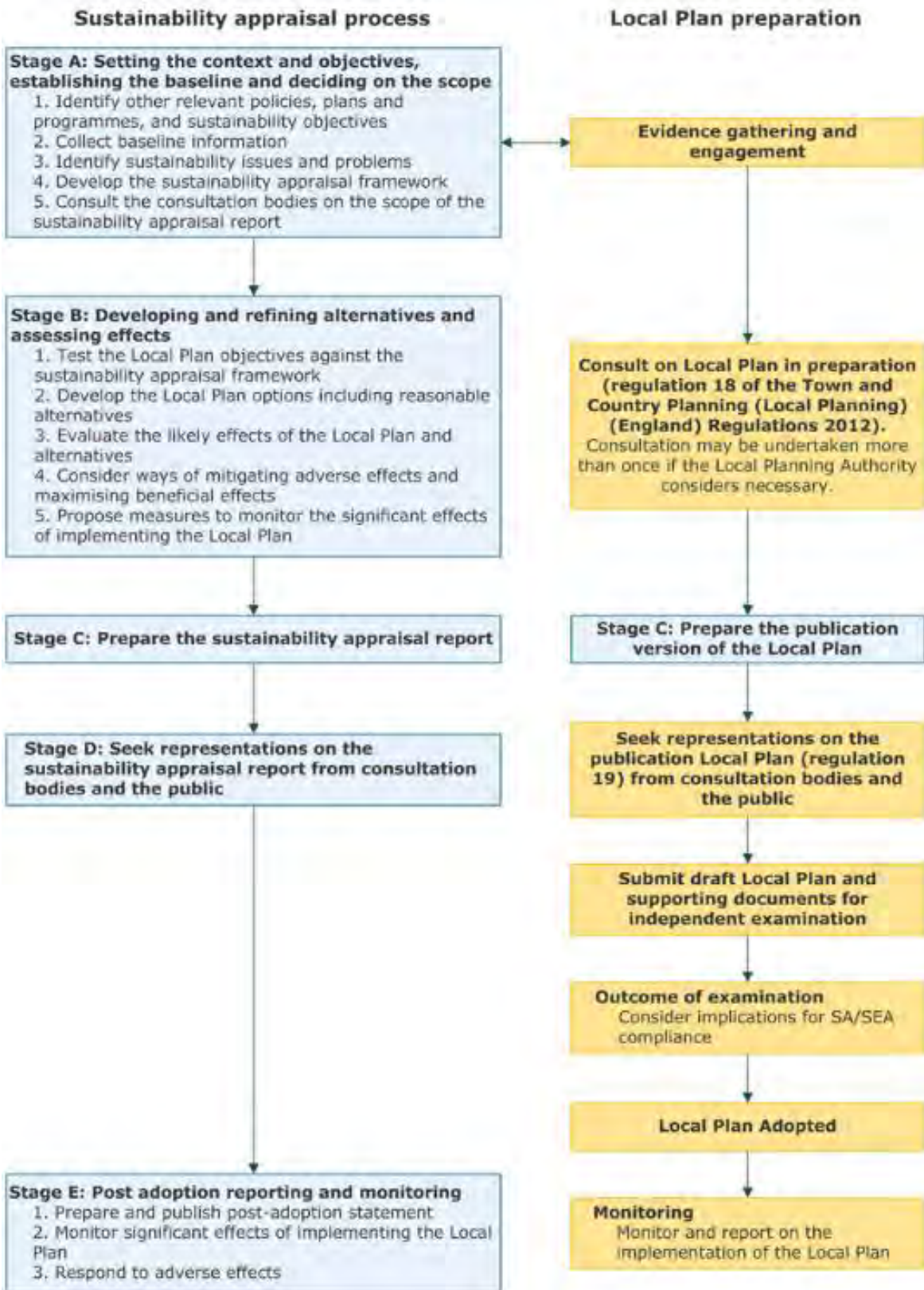
- 1.8.9 An HRA determines whether there will be any ‘likely significant effects’ (LSE) on any European site (now referred to as National Site Network (NSN) sites) as a result of a plan’s implementation (either on its own or ‘in combination’ with other plans or projects) and, if so, whether these effects will result in any adverse effects on site integrity. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA. **Appendix N** presents an HRA of the Pre-Submission Local Plan.

STAGES IN THE IMPACT ASSESSMENT PROCESS

- 1.8.10 There are five key stages in the SA process and these are highlighted in **Figure 1.3** together with links to the development of the Local Plan. The stages for the IIA preparation process mirror those of SA.

¹³ The term ‘Appropriate Assessment’ has been historically used to describe the process of assessment; however, the process is more accurately termed ‘Habitats Regulations Assessment’ (HRA), with the term ‘Appropriate Assessment’ limited to the specific stage within the process.

Figure 1.3 The Sustainability Appraisal (IIA) Process and Linkages with Local Plan Preparation



Source: Department for Levelling Up, Housing and Communities (updated 2023) *Planning Practice Guidance*.

- 1.8.11 The first stage (Stage A) led to the production of a SA Scoping Report¹⁴. Informed by a review of other relevant policies, plans and programmes as well as baseline information and the identification of key sustainability issues affecting the Chelmsford City Area, the Scoping Report set out the proposed framework for the assessment of the Local Plan (the Assessment Framework).
- 1.8.12 The Scoping Report was subject to consultation that ran from Thursday 14th April until Friday 20th May 2022. A total of 11 responses were received to the consultation from the statutory SEA consultation bodies (Natural England, the Environment Agency and Historic England) as well as a range of other stakeholders. Responses related to all aspects of the Scoping Report and have resulted in amendments to the Assessment Framework. **Appendix B** contains a schedule of the consultation responses received to the Scoping Report, the Council's response and the subsequent action taken and reflected in this IIA Report.
- 1.8.13 Stage B is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim IIA Reports published alongside the Local Plan Issues and Options Consultation Document and Preferred Options Consultation Document.
- 1.8.14 This report is the second formal output of Stage B and is intended to support the development and refinement of the Local Plan by testing the sustainability strengths and weaknesses of the proposals contained within the Pre-Submission Consultation Document. This will help promote sustainable development through the early integration of sustainability considerations (including health and equality) into the preparation of the Local Plan. This IIA Report has been issued for consultation alongside the Pre-Submission Consultation Document.
- 1.8.15 The Issues and Options stage of the Review of the Local Plan was subject to consultation from Thursday 11th August 2022 for ten weeks until Thursday 20th October 2022. Responses were received to the consultation from the statutory SEA consultation bodies (Natural England, the Environment Agency and Historic England) as well as a range of other stakeholders. Responses to the Issues and Options IIA Report have resulted in amendments to the Assessment Framework. The Preferred Options was subject to consultation from Thursday 8th May 2024 for six weeks until Thursday 19th June 2024. **Appendix B** contains a schedule of the consultation responses received, the Council's response and the subsequent action taken and reflected in this IIA Report.
- 1.8.16 At Stage C, this IIA Report is being prepared to accompany the Pre-Submission draft Local Plan. This will be prepared to meet the reporting requirements of the SEA Regulations and will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (Stage D).
- 1.8.17 Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and IIA process and the extent to

¹⁴ Wood (2022) Integrated Impact Assessment of the Review of the Adopted Chelmsford Local Plan

which the findings of the IIA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (Stage E).

1.9 STRUCTURE OF THIS REPORT

1.9.1 This Report is structured as follows:

- **Non-Technical Summary** - Provides a summary of the IIA Report including the findings of the assessment of plan approaches;
- **Section 1: Background** - Includes a summary of the Local Plan and the Pre-Submission Consultation Document, an overview of IIA, report contents and an outline of how to respond to the consultation;
- **Section 2: The Approach to Assessment** - Provides an overview of the review of those plans and programmes relevant to the Local Plan and IIA that is contained at **Appendix C**;
- **Section 3: Baseline Information** - Presents the baseline analysis of the City Area's social, economic and environmental characteristics and identifies the key sustainability issues that have informed the Assessment Framework and IIA;
- **Section 4: IIA Assessment Framework and Methodology** - Outlines the approach to the IIA of the Pre-Submission Consultation Document including the Assessment Framework;
- **Section 5: Assessment of Effects** - Presents the findings of the assessment of the Pre-Submission Consultation Document;
- **Section 6: Assessment of Alternatives** - explains how alternatives have been identified at the Pre-Submission stage of the Local Plan Review and presents the findings of the IIA of any reasonable alternatives;
- **Section 7: Cumulative, Synergistic and Secondary Effects** - Outlines effects from the Pre-Submission Local Plan and from other plans and programmes; and
- **Section 8: Conclusions and Next Steps** - Presents the conclusions of the IIA of the Pre-Submission Consultation Document and details the next steps in the assessment process.

1.9.2 This IIA Report has been prepared in accordance with the reporting requirements of the SEA Regulations. A Quality Assurance Checklist is presented at **Appendix A**.

1.10 HOW TO COMMENT ON THIS IIA REPORT

1.10.1 This IIA Report has been issued for six weeks consultation alongside the Pre-Submission Consultation Document from 04 February to 18 March 2025. Details of how to respond to the consultation are provided below.



This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of the IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered. Please provide your comments by 18 March 2025. The Council encourages people to submit comments via its consultation portal at: www.chelmsford.gov.uk/planningpolicyconsult

Alternatively, comments can be sent:

- **By email – planning.policy@chelmsford.gov.uk**
- **By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE**

Please include your name, address, and where available an e-mail address.

You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.

Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/lp-review



2. THE APPROACH TO ASSESSMENT

2.1 INTRODUCTION

2.1.1 This section describes the approach to the IIA of the Pre-Submission Consultation Document. In particular, it sets out the Assessment Framework and how this has been used to appraise the key components of the Pre-Submission Consultation Document. It also documents the difficulties encountered during the assessment process including key uncertainties and assumptions.

2.2 REVIEW OF PLANS AND PROGRAMMES

2.2.1 One of the first steps in undertaking the IIA is to identify and review other relevant plans and programmes that could influence, or be influenced by, the Local Plan. The requirement to undertake a plan and programme review and identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Regulations.

2.2.2 Plans and programmes relevant to the Local Plan may be those at an international/ European, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents, i.e. how the Local Plan could be affected by the other plans' and programmes' aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the IIA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.

2.2.3 The completed review of plans and programmes has been used to provide the policy context for the subsequent appraisal process and help to inform the development of objectives and guide questions that comprise the Assessment Framework (see Section 4).

2.3 OBJECTIVES AND POLICY MESSAGES

2.3.1 The review of plans and programmes presented in **Appendix C** has identified a number of objectives and policy messages relevant to the Local Plan and scope of the IIA across the following topic areas:

- Biodiversity and Green Infrastructure
- Population and Community
- Health and Wellbeing
- Transport and Accessibility
- Land Use, Geology and Soils
- Water
- Air Quality
- Climate Change
- Material Assets
- Cultural Heritage
- Landscape and Townscape

2.3.2 These messages are summarised in **Table 2.1** together with the key sources and implications for the Assessment Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included.

Table 2.1 Key Messages Arising from the Review of Plans and Programmes

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
Biodiversity and Green Infrastructure		
<ul style="list-style-type: none"> Protect and enhance biodiversity, including designated sites, species of principal importance, habitats and ecological networks. Identify opportunities for green infrastructure provision. 	<p>Environment Act: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF; Realising the Benefits of trees, woods and forests in the East of England, Essex Biodiversity Action Plan 2010-2020, Chelmsford City Council Biodiversity Action Plan, Chelmsford City Council Parks and Green Spaces Strategy.</p>	<p>The IIA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision.</p>
Population and Community		
<ul style="list-style-type: none"> Address deprivation and reduce inequality through regeneration. Ensure social equality and prosperity for all. Provide high quality services, community facilities and social infrastructure that are accessible to all. Meet the full affordable and private market housing need for Chelmsford within the administrative boundary where possible. Consider any requests from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. Make appropriate provision for Gypsies, Travellers and Travelling Showpeople. Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. Encourage economic diversification including growth in high value, high growth, high knowledge economic sectors. Encourage rural diversification and support rural economic growth. Create local employment opportunities. 	<p>NPPF; Planning Policy for Traveller Sites; The London Plan; The future of Essex; Chelmsford City Council Economic Strategy, Chelmsford Local Plan 2013-2036, Making Places SPD; Essex Prosperity and Productivity Plan</p>	<p>The IIA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> addressing deprivation and promoting equality and inclusion; the provision of high quality community facilities and services; the provision of high quality housing; the enhancement of education and skills; delivery of employment land that supports economic diversification and the creation of high quality, local jobs; enhancing Chelmsford City Centre; enhancing the area's town and other centres.

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
<ul style="list-style-type: none"> Enhance skills in the workforce to reduce unemployment and deprivation. Improve educational attainment and ensure the appropriate supply of high quality educational facilities. Promote the vitality of the City Centre and support retail and leisure sectors. Promote the vitality of other centres. 		
Health and Wellbeing		
<ul style="list-style-type: none"> Promote improvements to health and wellbeing. Promote healthier lifestyles. Minimise noise pollution. Reduce crime including the fear of crime. Reduce anti-social behaviour. Ensure that there are appropriate facilities for the disabled and elderly. Deliver safe and secure networks of green infrastructure and open space. 	<p>NPPF; Joint Essex Health and Wellbeing Strategy 2022-2026, Be Moved – Chelmsford’s Sport and Art Strategy 2012-2016, Parks and Green Spaces Strategy and Public Health Strategy, Chelmsford Air Quality Management Plan, Chelmsford Local Plan 2013-2036, Essex Children and Young People’s Plan.</p>	<p>The IIA Framework should include a specific objective and/or guide questions relating to:</p> <ul style="list-style-type: none"> the promotion of health and wellbeing; the delivery of health facilities and services; the provision of open space and recreational facilities; reducing crime, the fear of crime and anti-social behaviour.
Transport and Accessibility		
<ul style="list-style-type: none"> Encourage sustainable transport and reduce the need to travel. Reduce traffic and congestion. Improve public transport provision. Encourage walking and cycling. Enhance accessibility to key community facilities, services and jobs for all. Ensure timely investment in transportation infrastructure to accommodate new development. Promote sustainable freight movement. Locate new housing development in sustainable locations or in locations that can be made sustainable. 	<p>NPPF; Essex Transport Strategy - The Local Transport Plan for Essex; Essex Cycling Strategy; Essex Walking Strategy; Essex Sustainable Modes of Travel Strategy</p>	<p>The IIA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> reducing the need to travel, particularly by car; the promotion of sustainable forms of transport; encouraging walking and cycling; maintaining and enhancing accessibility to key facilities, services and jobs; reducing congestion and enhancing road safety; investment in transportation infrastructure to meet future needs.

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
Land Use, Geology and Soils		
<ul style="list-style-type: none"> Encourage the use of previously developed (brownfield) land. Promote the re-use of derelict land and buildings. Reduce land contamination. Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. Promote high quality design. Avoid damage to, and protect, geologically important sites. Encourage mixed use development. 	<p>Safeguarding Our Soils: A Strategy for England; Making Places SPD, Chelmsford Local Plan 2013-2036.</p>	<p>The IIA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> encouraging the use of previously developed land and buildings; reducing land contamination; avoiding the loss of Best and Most Versatile agricultural land; promoting high quality design including mixed use development; protecting and avoiding damage to geologically important sites.
Water		
<ul style="list-style-type: none"> Protect and enhance surface and groundwater quality. Improve water efficiency. Avoid development in areas of higher flood risk. Reduce the risk of flooding arising from new development. Ensure timely investment in water management infrastructure to accommodate new development. Promote the use of Sustainable Urban Drainage Systems. 	<p>Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Essex and Suffolk Water Final Water Resources Management Plan, Water Resource Strategy – Regional Action Plan for the Anglian Region, Anglian River Basin District Management Plan and Essex Local Flood Management Strategy.</p>	<p>The IIA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and minimising flood risk.</p>
Air Quality		
<ul style="list-style-type: none"> Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. 	<p>Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF and Army and Navy Air Quality Management Area Action Plan.</p>	<p>The IIA Framework should include a specific objective and/or guide question relating to air quality.</p>
Climate Change		

Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
<ul style="list-style-type: none"> Minimise the effects of climate change. Reduce emissions of greenhouse gases that may cause climate change. Encourage the provision of renewable energy. Move towards a low carbon economy. Promote adaptation to the effects of climate change. 	Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF, Essex Design Guide, Levelling up Essex – An Essex White Paper, Making Places SPD, Solar Farm SPD.	The IIA Framework should include a specific objective relating to climate change mitigation and adaptation.
Material Assets		
<ul style="list-style-type: none"> Promote the waste hierarchy (reduce, reuse, recycle, recover). Ensure the adequate provision of local waste management facilities. Promote the efficient and sustainable use of mineral resources. Promote the use of local resources. Avoid the sterilisation of mineral reserves. Promote the use of substitute or secondary and recycled materials and minerals waste. Ensure the timely provision of infrastructure to support new development. Support the delivery of high quality communications infrastructure. Promote the maximum recovery of minerals from construction, demolition and excavation wastes by segregating, reusing and recycling minerals generated as a result of development/ redevelopment. 	Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste; Joint Municipal Waste Management Strategy for Essex, Essex Minerals Local Plan, Essex County Council and Southend-on-Sea Borough Council Waste Local Plan.	The IIA Framework should include objectives and/or guide questions relating to: <ul style="list-style-type: none"> promotion of the waste hierarchy; the sustainable use of minerals; investment in infrastructure to meet future needs.
Cultural Heritage		
<ul style="list-style-type: none"> Conserve and enhance cultural heritage assets and their settings. Maintain and enhance access to cultural heritage assets. Respect, maintain and strengthen local character and distinctiveness. Improve the quality of the built environment. 	NPPF; Historic Environment Characterisation Project and Making Places SPD, Essex Design Guide.	The IIA Framework should include a specific objective relating to the conservation and enhancement of cultural heritage.
Landscape and Townscape		



Key Objectives and Policies	Key Source(s)	Implications for the Assessment Framework
<ul style="list-style-type: none">• Protect and enhance the quality and distinctiveness of natural landscapes and townscapes.• Promote access to the countryside.• Promote high quality design that respects and enhances local character.• Avoid inappropriate development in the Green Belt.• Ensure that the Green Belt endures beyond the plan period.• Conserve and enhance the undeveloped coastline.	NPPF; Public Realm Strategy, Village Design Statement, Making Places SPD, and Chelmsford, Maldon and Uttlesford Council's Landscape Character Assessments, Essex Design Guide.	The IIA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.

3. BASELINE INFORMATION

3.1 INTRODUCTION

3.1.1 An essential part of the IIA process is the identification of current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their likely evolution, can the effects of the Local Plan be identified and appraised and its subsequent success or otherwise be monitored. The SEA Regulations also requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account.

3.1.2 This section identifies and characterises current socio-economic (including health and equality) and environmental baseline conditions for Chelmsford, along with how these are likely to change in the future. The baseline analysis is presented for the following topic areas:

- Biodiversity and Green Infrastructure;
- Population and Community;
- Health and Wellbeing;
- Transport and Accessibility;
- Land Use, Geology and Soils;
- Water;
- Air Quality;
- Climate Change;
- Material Assets;
- Cultural Heritage; and
- Landscape and Townscape.

3.1.3 Additionally, this section presents a high level overview of the City Area.

3.1.4 To inform the analysis, data has been drawn from a variety of sources, including: the 2021 Census; Nomis; Chelmsford City Council's Authority Monitoring Report; the emerging Local Plan evidence base; Environment Agency; Historic England; Essex County Council; Index of Multiple Deprivation 2019; Department for Environment, Food and Rural Affairs (Defra) and the Department for Business, Energy and Industrial Strategy (BEIS). Information from the Local Government Association has been used, especially its benchmarking tool at: <https://lginform.local.gov.uk/>

3.1.5 The key sustainability issues arising from the review of baseline conditions are summarised at the end of each topic.

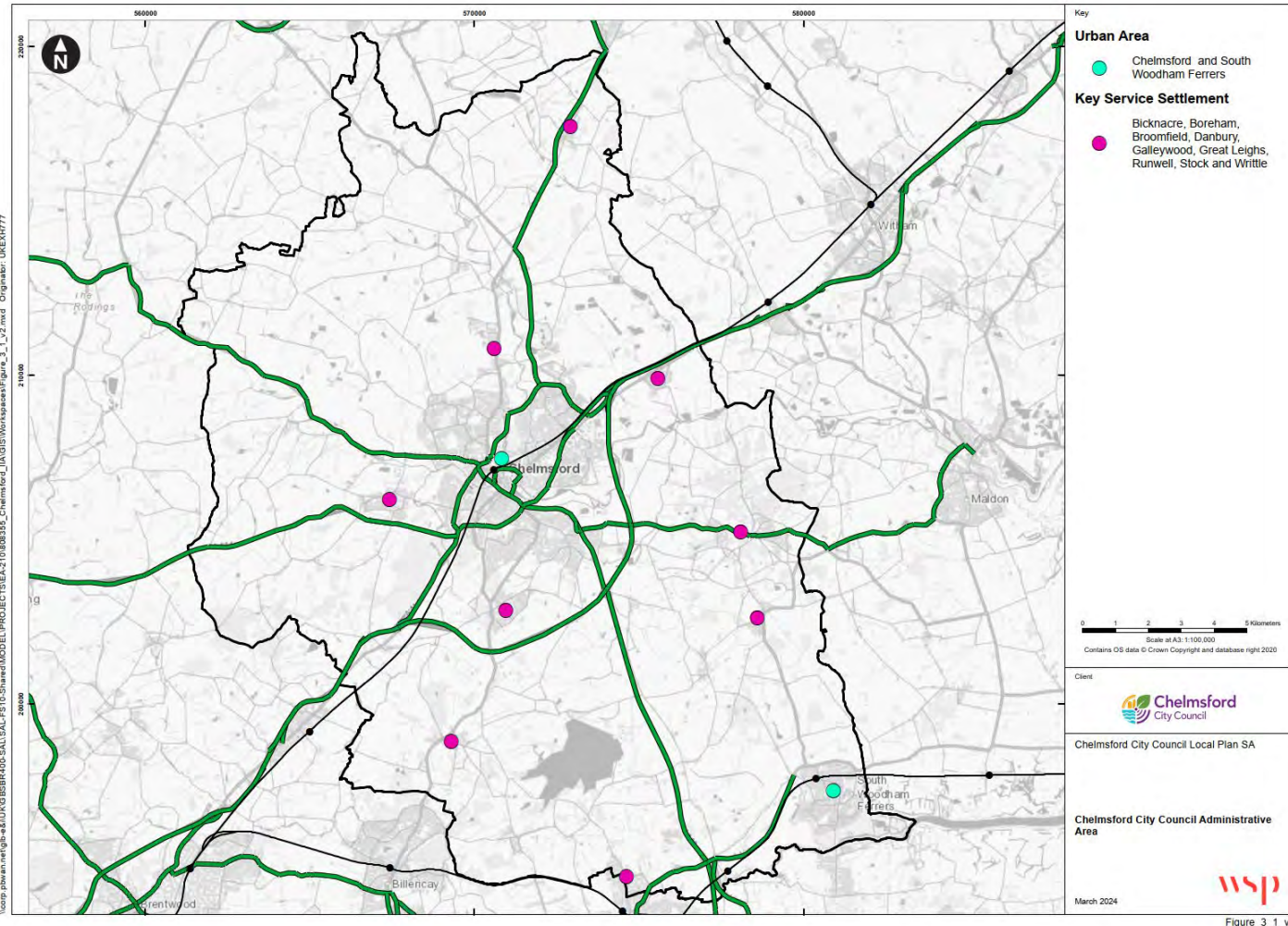
3.2 THE CITY AREA: AN OVERVIEW

3.2.1 The Chelmsford City Area is located centrally within Essex in the East of England and is approximately 30 miles to the north east of London (see **Figure 3.1**). It covers an area of approximately 130 square miles and is one of three cities in Essex (Chelmsford was awarded city status on 1st June 2012) in addition to the town of South Woodham Ferrers, villages and open countryside. Chelmsford is bordered by seven local authorities:

Braintree and Uttlesford to the north; Maldon to the east; Brentwood, Basildon and Rochford to the south; and Epping Forest to the west.

- 3.2.2 The Chelmsford City Area is connected by a number of rail links, with frequent services operating between Chelmsford, London Liverpool Street, Ipswich and Norwich and between South Woodham Ferrers and London. There are several primary road routes within the local authority area including the A12 linking with London and the M25. The A12 also offers direct links into East Anglia.
- 3.2.3 Chelmsford has two major centres; the principal settlement of Chelmsford City in the centre of the local authority area and the town of South Woodham Ferrers to the south east. Beyond these centres, the local authority area is characterised by a number of villages surrounded by open countryside. The Chelmsford Local Plan identifies Chelmsford's other 'Key Service Settlements' as including: Bicknacre; Boreham; Broomfield; Danbury; Galleywood; Great Leighs; Runwell; Stock; and Writtle. There are a large number of Service Settlements and Small Settlements across the City Council area.
- 3.2.4 The Chelmsford City Area has a large number of key strengths, not least its good connectivity to London, a strong economy boasting particular strengths in the financial and business services sectors and ready access to the countryside. However, there are also issues which need to be addressed to ensure the area's long term sustainability including, in particular, a rapidly growing population, pockets of deprivation, high commuting levels and environmental constraints including Green Belt and flood risk. These strengths and issues are discussed further in the sections that follow.

Figure 3.1 The Chelmsford City Council Administrative Area and Service Centres



3.3 BIODIVERSITY AND GREEN INFRASTRUCTURE

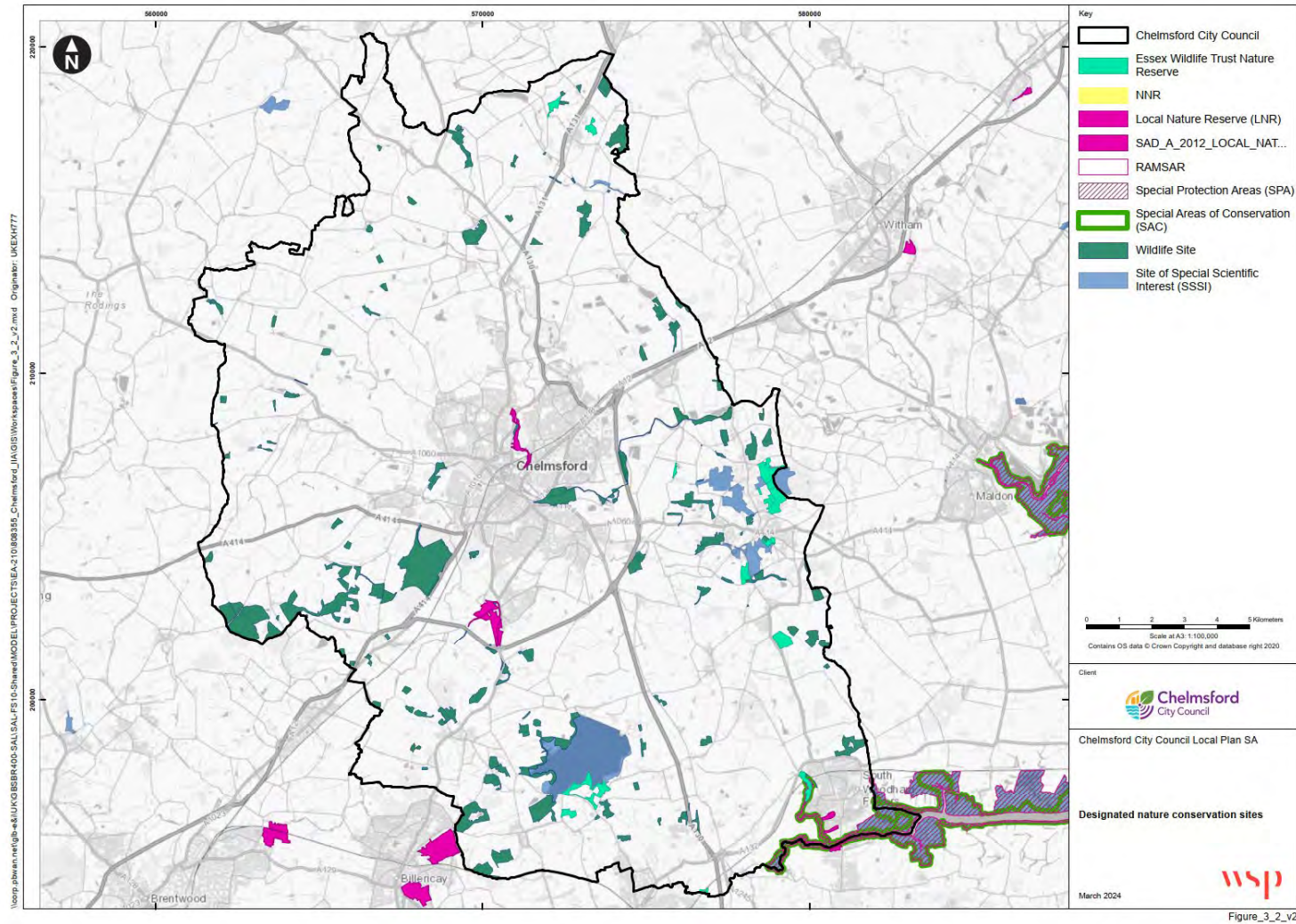
BIODIVERSITY

- 3.3.1 Biodiversity is defined as the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity.
- 3.3.2 The Chelmsford City Area has a rich and varied natural environment including a range of sites designated for their habitat and conservation value. **Figure 3.2** shows designated nature conservation sites within and in close proximity to the local authority area.
- 3.3.3 Sites of European importance (Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and RAMSARs) are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community (EC). In the UK, these formally formed part of the 'Natura 2000' network of sites protected under the Habitats Directive (92/43/EEC) and now form part of the UK national site network following the UK's departure from the European Union. There are three European sites within the Chelmsford City Area: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km.
- 3.3.4 The conservation objectives for all of the sites have been revised by Natural England in recent years to increase consistency of assessment and reporting. As a result, the high-level conservation objectives for all sites are effectively the same.
- 3.3.5 The objectives for SACs are:

“With regard to the SAC and the natural habitats and/or species for which the site has been designated (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring [as applicable to each site];

- *the extent and distribution of the qualifying natural habitats;*
- *the extent and distribution of the habitats of qualifying species;*
- *the structure and function (including typical species) of the qualifying natural habitats;*
- *the structure and function of the habitats of qualifying species;*
- *the supporting processes on which the qualifying natural habitats rely;*
- *the supporting processes on which the habitats of qualifying species rely;*
- *the populations of qualifying species; and,*
- *the distribution of qualifying species within the site.”*

Figure 3.2 Designated Nature Conservation Sites



3.3.6 For SPAs the objectives are:

“With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

- *the extent and distribution of the habitats of the qualifying features;*
- *the structure and function of the habitats of the qualifying features;*
- *the supporting processes on which the habitats of the qualifying features rely;*
- *the population of each of the qualifying features; and,*
- *the distribution of the qualifying features within the site.”*

3.3.7 Natural England has prepared a Site Improvement Plan (SIP) for Essex Estuaries¹⁵ which covers (inter alia) the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA and the Essex Estuaries SAC. The SIP provides a high level overview of the issues (both current and predicted) affecting the condition of features on the sites and outlines the priority measures required to improve the condition of the features.

3.3.8 In response to visitor pressures from an increased population, the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy 2018-2038 (Essex RAMS)¹⁶ has been developed in partnership with Natural England and 12 councils in Essex. The strategy sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast. The Essex RAMS aims to prevent bird and habitat disturbance from recreational activities. It does this through a series of mitigation measures, which encourage all coastal visitors to enjoy their visits responsibly.

3.3.9 Within the Chelmsford City Area there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha):

- River Ter;
- Newney Green Pit;
- Blake’s Wood & Lingwood Common;
- Woodham Walter Common;
- Danbury Common;
- Thrift Wood, Woodham Ferrers;
- Hanningfield Reservoir; and
- Crouch and Roach Estuaries.

¹⁵ Natural England (2015) *Site Improvement Plan: Essex Estuaries*. Available at: <http://publications.naturalengland.org.uk/publication/5459956190937088>

¹⁶ <https://www.chelmsford.gov.uk/planning-and-building-control/essex-coast-rams/>

3.3.10 The conditions of each SSSI, as assessed by Natural England, are summarised in **Table 3.1**.

Table 3.1 Condition of SSSIs within the Chelmsford City Area

Site	Area (ha)	Condition (% of area)
River Ter	6.41	100% favourable
Newney Green Pit	0.08	100% favourable
Blake's Wood & Lingwood Common	87.33	100% favourable
Woodham Walter Common	79.65	100% favourable
Danbury Common	70.96	48.26% favourable; 51.74% unfavourable but recovering
Thrift Wood, Woodham Ferrers	19.45	100% favourable
Hanningfield Reservoir	402.91	100% favourable
Crouch and Roach Estuaries	1,729.13	23.08% favourable; 76.25% unfavourable but recovering; 0.67% unfavourable no change

Source: Natural England (various) *Designated Sites Condition Summaries*.

3.3.11 In addition to the above European and nationally designated nature conservation sites, there are six Local Nature Reserves (LNRs) (Admirals Park, Marconi Ponds, Chelmer Valley Riverside, Galleywood Common, Fenn Washland, and Frankland Fields) and 171 Local Wildlife Sites (LoWS) which are non-statutory sites of importance for nature conservation value but which play a fundamental role in the conservation of the area's biodiversity.

3.3.12 There are a number of core areas of biodiversity and ecological importance within the Chelmsford City Area which include:

- Danbury/Little Baddow - a large concentration of heathland, woodland and grassland sites, many of which are already managed by conservation organisations;
- Writtle Forest/Hylands - a concentration of ancient woodlands that form a key part of an ancient landscape;
- Hanningfield - Billericay border - a number of ancient woodlands;
- The River corridors - the river valleys running through the local authority area contain LoWSs along their length;
- South Woodham Ferrers - the Crouch Estuary is part of a large SSSI and SPA linking to sites in Maldon and Rochford Districts;
- The Green Wedge - in the vicinity of the Chelmsford Urban Area, the Green Wedge contains a number of LoWSs as well as publicly owned land (see **Figure 3.10**).

- 3.3.13 The Chelmsford City Council Local Wildlife Sites Review, 2016 (and focused update)¹⁷ updates the previous review undertaken in 2004 that ratified 150 Local Wildlife Sites (then referred to as 'Wildlife Sites'). The 2016 review identified a net increase of 21 Sites to give a new total of 171 Local Wildlife Sites. This increase in number belies many significant changes within the LoWS network, with numerous additions and amalgamations, and a few deletions.
- 3.3.14 The Chelmsford Biodiversity Action Plan (BAP) 2013-2018¹⁸ highlights that the Chelmsford City Area has a diverse biodiversity and contains examples of 14 of the 20 habitats included in the Essex BAP (EBAP)¹⁹. Action Plans have been developed for the following habitats: hedgerows; traditional orchards; lowland meadows; lowland dry acid grassland and heathland; lakes and ponds; rivers; lowland raised bog; reed beds; lowland mixed deciduous woodland; wet woodland; wood pasture and parkland; and urban.

GREEN INFRASTRUCTURE

- 3.3.15 Green infrastructure encompasses all “green” assets in an authority area, including parks, river corridors, street trees, managed and unmanaged sites and designed and planted open spaces. Chelmsford City Council’s Open Space Study²⁰ has identified the existing provision of open space within Chelmsford as set out in **Table 3.2**.

Table 3.2 Existing Open Space Provision

Open space typology		Number of sites	Total amount (hectares) ²¹
Allotments		48	42
Amenity greenspace		162	96
Cemeteries/churchyards		38	37
Natural & semi-natural greenspace	Accessible	83	1,778
	Limited access	135	1,002
Outdoor sports		42	350
Park and recreation		223	223
Provision for children & young people		171	10
TOTAL		902	3,538

¹⁷ Chelmsford City Council (2016) *Local Wildlife Sites Review*. Available at:

<https://www.chelmsford.gov.uk/resources/assets/attachment/full/0/72699.pdf>

¹⁸ Chelmsford Biodiversity Forum (2013) *Chelmsford Biodiversity Action Plan for the City of Chelmsford 2013-2017*. Available at:

www.chelmsford.gov.uk/media/wdcg4uu4/eb-114-chelmsford-biodiversity-action-plan-2013-17.pdf

¹⁹ Essex Biodiversity Project (2012) *The Essex Biodiversity Action Plan 2010 – 2020*. Available at:

www.chelmsford.gov.uk/media/n2rmlujv/eb-113-essex-biodiversity-action-plan-2010-2020.pdf

²⁰ Chelmsford City Council (2024) *Chelmsford Open Space Study*

²¹ Rounded to the nearest whole number

3.3.16 The Council has been awarded 17 Green Flag awards for nineteen of its parks with the Cemetery and Crematorium gaining a Green Flag Award in its own right (see **Table 3.3**). Three parks, Admirals Park, Tower Gardens and West Park, combine to form one award and Brookend Gardens and Chancellor Park combine to form another. Chelmer Park and Jubilee Park also combine to form one award as do Boleyn Gardens the Grand Vista and Beaulieu Park Recreation Ground, Melbourne Park and Andrews Park. Springfield Hall Park has a Green Flag award in its own right.

Table 3.3 Chelmsford City Area Parks with Green Flag Awards

Parks with Green Flag Awards	Size (ha)
Oaklands Park, Moulsham Street, Chelmsford	4.8
Boleyn Gardens the Grand Vista and Beaulieu Park, Chelmsford	9.12
Admirals Park, Tower Gardens and the adjoining West Park, Chelmsford	29.4
Chelmer Park and Jubilee Park	16.99
Hylands Estate	232
Coronation Park	5.72
Compass Gardens and Saltcoats Park	10.08
Melbourne Park and Andrews Park	25.77
Brook End Gardens and Chancellor Park	8.11
Central Park	14.87
Lionmede Recreation Ground	2.0
Chelmsford Cemetery & Crematorium	7.8
Springfield Hall Park	14.40
Chelmer Valley Local Nature Reserve	18.1
Total	444.06

Source: https://loveyourchelmsford.co.uk/green-spaces/green_flag/

3.3.17 In addition to those identified above, Andrews Park on Patching Hall Lane achieved Green Flag Award in its own right in 2020 and in 2021, 17 parks were awarded Green Flag status with Galleywood Common and Frankland Fields also awarded this status²². The Council has also committed itself to continuing to positively manage its parks to ensure it can earn even more of these rewards and continue to have many high quality parks. In 2021, the parks of Admirals Park/Tower Gardens including the adjoining West Park, Hylands Estate and Oaklands Park all received Green Heritage Site awards for their excellence.

²² Love Your Chelmsford (2021) Green Flag. Available online https://loveyourchelmsford.co.uk/green-spaces/green_flag/

3.3.18 The adopted Local Plan contains a Green Wedge designation for its river valleys and policies that seek to protect them to ensure these important natural resources are conserved. These are the basis of Chelmsford's green infrastructure network and are, therefore, an important resource and amenity for the residents of the urban area of Chelmsford. Key objectives are to maximise public enjoyment of the river valleys, protect and enhance ecological health and diversity, preserve local landscape and wildlife links between the countryside and Chelmsford's urban area and recognise the Sandford Mill Special Policy Area.

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE LOCAL PLAN

3.3.19 Information in respect of the condition of SSSIs and the extent of the habitat network indicates that biodiversity in the Chelmsford City Area is being well managed and protected. Notwithstanding, common threats to biodiversity have been identified in the Chelmsford BAP which include:

- Many sites are now small and isolated. This makes it difficult for specialist plants and animals to move between sites and hence more vulnerable to damage. They are also more difficult to manage.
- The biodiversity value for many habitats has developed as a result of human management over centuries. If this management stops, natural succession will take place and the wildlife value will decline as those features that are important for specialist species are lost.
- In grassland and heathland sites, neglect leads to scrub and eventually woodland colonising, in woods this can result in the loss of age structure when coppicing stops. Ponds and lakes might become full of vegetation and eventually silt up.
- The changes in agricultural practices over the past century have led to significant changes in the landscape. Larger machinery requires larger fields which have resulted in the loss of hedges and ditches. Better drainage results in fewer wetlands and ponds. Traditional orchards are no longer considered to be economically viable and many of the traditional fruit varieties are hard to store or are difficult to transport. The most significant impacts, however, arose from the introduction of chemical fertilisers and pesticides; this has resulted in substantial declines in plant diversity and associated fauna.
- Nutrient enrichment usually arises due to run-off from agricultural land or sewerage discharges. This is particularly an issue for rivers and other water bodies but can also affect grassland within the floodplain and heathlands.
- New development can result in the direct loss of habitats (e.g. building on a site) or indirect damage (e.g. increased recreational pressure or more intensive management of grassland and ponds).
- Introduced species of plants and animals can cause significant problems to native species.
- Climate change, particularly with more extreme weather events, will place more stresses on a range of habitats.

3.3.20 There are a number of ongoing initiatives and projects that together will help to conserve and enhance biodiversity and which would be expected to continue without the Local Plan. These include the delivery of the Chelmsford BAP and the emerging Nature



Recovery Networks. With specific regard to green infrastructure, the Council's Parks and Green Spaces Strategy²³ sets out a collective vision for improved green spaces and which includes an objective to support the Chelmsford BAP.

- 3.3.21 It is reasonable to assume that without the Review of the Adopted Local Plan, existing trends would continue. National planning policy contained in the NPPF and existing Development Plan policy (such as Strategic Policy S4 – Conserving and Enhancing the Natural Environment) would help to ensure that new development protects and enhances biodiversity.
- 3.3.22 The Council has also expressed a desire to improve its parks further in order to ensure it receives further national awards.

SUMMARY OF KEY SUSTAINABILITY ISSUES

- The need to conserve and enhance biodiversity including sites designated for their nature conservation value.
- The need to provide net gains in biodiversity where possible.
- The need to maintain, restore and expand Biodiversity Action Plan habitats.
- The need to safeguard existing green infrastructure assets.
- The need to enhance the multifunctional green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate.

3.4 POPULATION AND COMMUNITY

DEMOGRAPHICS

- 3.4.1 As of 2021²⁴, the Chelmsford City Area had a population of 181,500 an increase of 7.8% since 2011 (168,300) and 13.5% since the 2001 Census when the population stood at 157,072. Approximately half of Chelmsford's population resides in the Chelmsford Urban Area and South Woodham Ferrers. Of the total resident population, 49.0% are male and 51.0% female.
- 3.4.2 The over 65's account for some 19.4% of the population, compared to 18.6% in England.
- 3.4.3 Chelmsford is the fourth most populated authority district in the east of England, with only the local authority areas of East Suffolk, Colchester and Basildon being more populated²⁵.

²³ Chelmsford City Council (2013) *Parks and Green Spaces Strategy 2004-2014*. Available at:

http://consult.chelmsford.gov.uk/portal/preferred_options/local_plan_preferred_options_document?pointId=s1490092140850

²⁴ <https://www.ons.gov.uk/visualisations/customprofiles/build/>

²⁵ LG Inform (2020), Total resident population (2020) for All local authority districts East. Available at: Total resident population in Chelmsford | LG Inform (local.gov.uk)



DIVERSITY

Ethnicity

3.4.4 Using ONS category descriptions²⁶, the population of Chelmsford is predominantly White (88.5% of the population) with the second largest ethnic group being Asian/Asian British (5.3%, [9.6% in England]), followed by Black (2.6% [4.2% in England]) followed by mixed/multiple ethnic groups (2.6% [3.0% in England]).

Religious Belief

3.4.5 Christianity is the predominant religion in Chelmsford (48.0%) similar to the England figure (46.3%), followed by Muslim (2.0%), compared to England (6.7%). Those with no religion was 41.2%, compared to 36.7% for England.

Civil Partnerships, Marriage and Sexual Orientation

3.4.6 For the Chelmsford population, aged 16 or over, in the 2021 Census, 34.0% are single (never married) [37.9% for England], 49.1% are married or in a civil partnership [44.7% for England], 0.2% are in a registered same-sex civil partnership, 3.4% are separated (but still legally married or in a registered same-sex civil partnership), 9.6% are divorced or dissolved civil partnership [9.1% for England] and 6.0% are widowed or surviving civil partnership partner [6.1% for England].²⁷

Gypsy, Travellers and Travelling Showpeople

3.4.7 There are two main longstanding publicly funded Travelling Showpeople sites in the Chelmsford City Area which provide 22 pitches in total with capacity for 44 caravans, 92 authorised private Traveller caravans and 47 authorised private Travelling Showpeople caravans²⁸.

DEPRIVATION

3.4.8 The English Index of Multiple Deprivation (IMD) measures relative levels of deprivation in small areas of England called Lower Layer Super Output Areas (LSOA). Deprivation refers to an unmet need, which is caused by a lack of resources including for areas such as income, employment, health, education, skills, training, crime, access to housing and services, and living environment.

3.4.9 The 2015 IMD ranked the Chelmsford City Area 253rd out of 317 local authorities (where a rank of 1 is the most deprived in the country and a rank of 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally²⁹.

3.4.10 By 2019, the City Area had continued to improve on the whole, scoring 260th out of 317 local authorities³⁰. Chelmsford performs particularly well in respect of crime, employment and health and disability with the local authority area being within the 20% least deprived nationally for these domains. However, there are pockets of deprivation across the

²⁶ ONS (2022) [How life has changed in Chelmsford: Census 2021 \(ons.gov.uk\)](https://ons.gov.uk)

²⁷ ONS (2022) [Build a custom area profile - Census 2021, ONS](https://ons.gov.uk)

²⁸ Department for Levelling Up, Housing and Communities (2021) Traveller caravan count: July 2021. Available at: <https://www.gov.uk/government/statistics/traveller-caravan-count-july-2021>

²⁹ DCLG (2015) *English indices of deprivation*. Available at: <https://www.gov.uk/government/collections/english-indices-of-deprivation>

³⁰ Indices of Deprivation 2015 and 2019. Available at: http://dclgapps.communities.gov.uk/imd/iod_index.html#.



Chelmsford City Area with some LSOAs, such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country and this remained the case in 2019.

HOUSING

3.4.11 In December 2023 the average house price for all properties in Chelmsford was £372,048 compared to England: £302,164³¹. House prices for the following types of property in Chelmsford were as follows:

- detached: £658,140
- semi-detached: £410,501
- terraced: £319,255
- flats: £216,093

3.4.12 Housing affordability in the Chelmsford City Area, as in other areas of the County and Country, is a significant issue. Responding to this issue, the Chelmsford Housing Strategy³² recognises that Chelmsford faces a housing crisis (the City Council made that declaration on 22 February 2022) including in respect of:

- ever-growing numbers of Chelmsford residents (no longer just young people) being unable to afford to buy or rent privately a property that meets their needs;
- over 460 families and individuals being homeless, requiring the City Council to provide expensive and often unsuitable temporary accommodation; and
- a growing need for various kinds of specialised housing that, along with all affordable housing, is in very short supply.

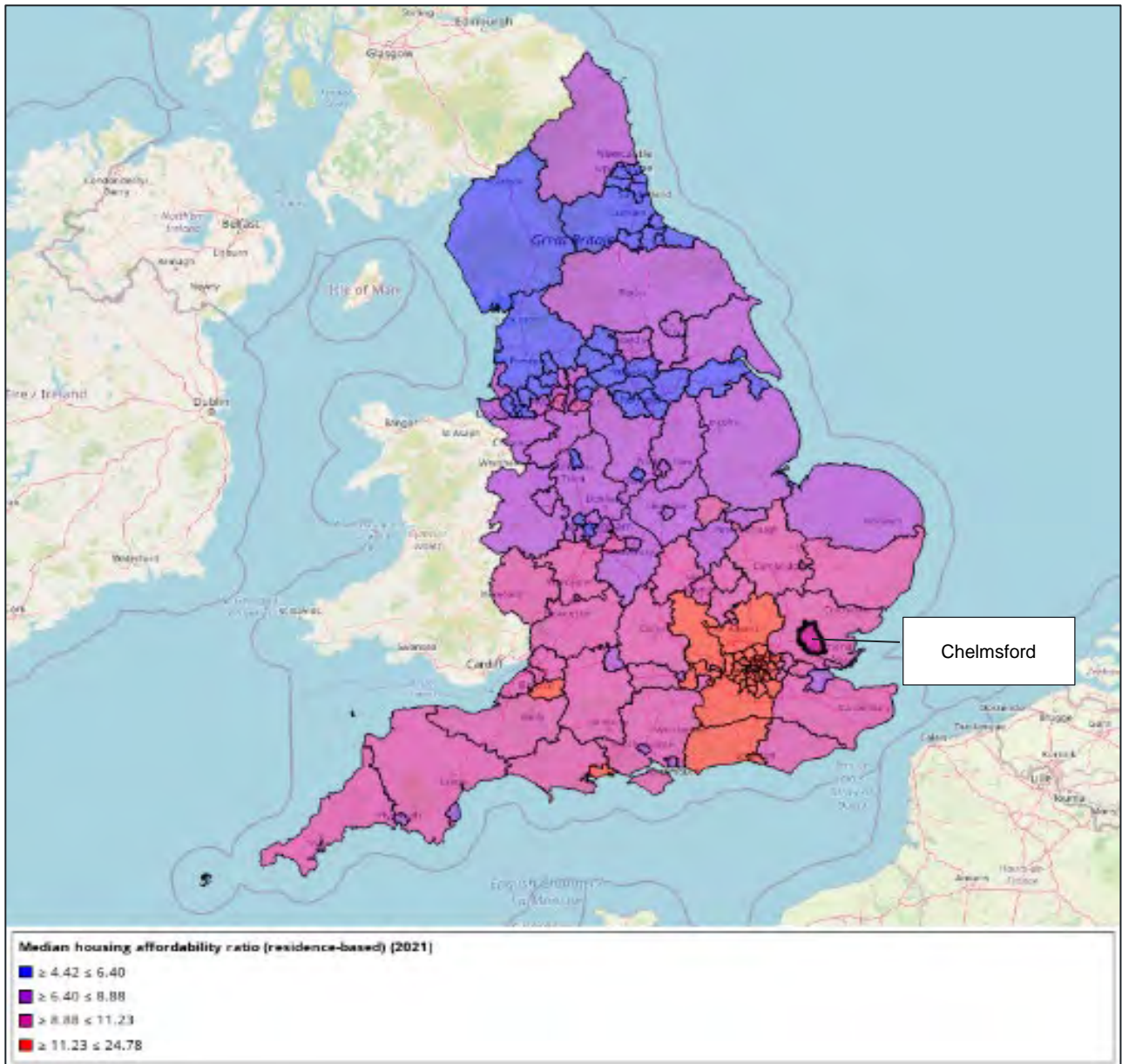
3.4.13 The strategic priorities identified in the Housing Strategy are:

1. Increasing the supply of affordable homes with a focus on larger units
2. Increasing the supply of affordable homes from the existing housing stock
3. Supporting landlords and tenants of privately rented homes
4. Enabling the right supply of specialist housing to meet local need
5. Developing effective partnerships
6. Monitoring trends and performance to inform future actions.

³¹ Land Registry (2023) Land registry UK House Price Index. Available at: [UK House Price Index \(data.gov.uk\)](https://www.data.gov.uk)

³² Chelmsford City Council (March 2022) Chelmsford Housing Strategy, 2022 – 2027 at: www.chelmsford.gov.uk/media/fzeis02v/chelmsford-housing-strategy-2022-to-2027.pdf

Figure 3.3 Housing Affordability Ratios



Source: LG Inform

ECONOMY

3.4.14 The Council's Economic Strategy (2017)³³ provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 103,000 jobs and 9,335 businesses, with particular strengths in the financial and business services sectors, research and development, and

³³ Chelmsford City Council (2017) *Chelmsford Economic Strategy*. Available at: [A3 Chelmsford Economic Strategy](#)

advanced manufacturing. The Council's Employment Land Review³⁴ provides an overview of the economy of the Chelmsford City Area. The report highlights the size of the office market and the prominence of Chelmsford City Centre, connections to Central London but a lack of good quality office accommodation coupled with a lack of recent office development and the need for flexibility as a result of new hybrid working patterns. The report identifies that the industrial market has remained buoyant and active, with demand currently outperforming the existing supply of available industrial space. Despite this increase in demand, Chelmsford is not likely to become a sizeable logistics or industrial hub like other neighbouring authorities over the course of the next 5 years. The demand seen for industrial premises in Chelmsford is primarily for small to medium sized units (up to 5,000sqm) that aim to fulfil indigenous industrial needs, as opposed to larger scale distribution floorspace.

- 3.4.15 The Chelmsford City Council Authority Monitoring Report (2023-2024)³⁵ notes that: some 83.9% (100,600) of the population within the Chelmsford City Administrative area are economically active. Of the 100,600 Chelmsford residents who are economically active, 92,700 (76.8%) are in employment. This is 10.5% higher than the national average. The largest employment sectors in Chelmsford are human health and social work activities (13,000 people are employed within this sector), wholesale retail trade (13,000), education (7,000), professional, scientific and technical activities (7,000) and administrative and support services (6,000). The average gross weekly earning of a full-time worker in the Chelmsford administrative area is £682/80. This is 3.3% higher than the current East of England average.
- 3.4.16 Skills levels in Chelmsford are above the national and local average, with some 87% of residents having a recognised qualification (NVQ Level 1 and above) and 33.5% of the population are educated to NVQ Level 4 or higher. As a result, many Chelmsford residents are engaged in higher level occupations, with nearly half working in managerial, professional and technical roles, which is higher than regional and national averages. Conversely, employment in process plant, machine operative and elementary occupations is lower than regional and national averages.
- 3.4.17 New employment space has been consistently allocated through the Local Plan process. The City Centre has an office floorspace stock of approximately 4.7m sqft (437,000sqm), the largest stock anywhere in Essex³⁶ and it is recognised that the future growth of Chelmsford's economy will be dependent upon the provision of high quality development opportunities, including high quality office space and industrial unit space, in order to attract new investors.
- 3.4.18 There is a significant amount of business activity taking place within the parishes and rural areas of the Chelmsford City Area.

³⁴ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

³⁵ Chelmsford City Council (November 2024) Annual Monitoring Report available at: [www.chelmsford.gov.uk/media/ossimjqc/annual-monitoring-report-2023-to-2024.pdf](#)

³⁶ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

SKILLS AND EDUCATION

- 3.4.19 Skills levels in Chelmsford are above the national and local average, with some 82% of residents having a recognised qualification (NVQ Level 1 and above) and 33.9% of the population are educated to NVQ Level 4 or higher³⁷. As a result, many Chelmsford residents are engaged in higher level occupations, with nearly half working in managerial, professional and technical roles, which is higher than regional and national averages. Conversely, employment in process plant, machine operative and elementary occupations is lower than regional and national averages.
- 3.4.20 Chelmsford is home to Anglia Ruskin University (ARU), one of the fastest growing universities in the UK. Chelmsford also hosts ARU Writtle, which delivers land-based degrees. Both campuses provide a range of research and consultancy services to businesses, working in partnership to add value to their business and are therefore important drivers of the local economy. In addition, Chelmsford College is developing its specialism in engineering, science and technology.
- 3.4.21 Essex County Council provides updated figures on the school places demand within the Chelmsford City Area in its 10 Year Plan – Meeting the demand for school places in Essex 2024-2033³⁸. There is a need for new schools or the expansion of existing schools in order to meet the future demand for school places associated with population growth, at all levels, across the Chelmsford City Area which will be met through proposed new school proposals identified in the Local Plan, particularly associated with new communities.

COMMUNITY FACILITIES AND SERVICES

- 3.4.22 Larger services such as schools and health facilities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. There is a high concentration of services and facilities within Chelmsford City Centre with a more limited range available at the five Principal Neighbourhood Centres which are Beaulieu, Chelmer Village, Gloucester Avenue, The Vineyards and Newlands Spring. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Boreham, Broomfield, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors. These services may include primary schools, local employment opportunities, shops, community facilities, good public transport links, surgeries and green spaces. Other rural settlements have a more limited range of facilities and public transport services.
- 3.4.23 Chelmsford has a strong retail sector led by the City Centre. Chelmsford performs well against other towns in the sub-region³⁹ and is attractive to new investors given its socio-economic and demographic composition. This will continue to be a strong sector in Chelmsford and important to the local economy. The Retail Study update confirms that current allocations for comparison shopping in the City will meet future demand although there is evidence of reducing market shares across Chelmsford's retail centres.

³⁷ ONS (2021) Census Data [Build a custom area profile - Census 2021, ONS](#)

³⁸ <https://www.essex.gov.uk/sites/default/files/2024-01/School%20organisation%2010%20Year%20Plan%202024%20to%202033%20-%2030.01.24.pdf>

³⁹ Chelmsford City Council (2023) Retail Capacity Study Update. Available at: [retail-capacity-study-update-july-23.pdf \(chelmsford.gov.uk\)](#)

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE LOCAL PLAN

- 3.4.24 The latest projections⁴⁰ estimate that the population of the Chelmsford City Area will increase by 15.25% between 2018 and 2043 requiring the provision of additional housing.
- 3.4.25 An ageing population of the Chelmsford City Area and wider Essex region means that the demand for specialist housing will increase.
- 3.4.26 There is a need for new schools or the expansion of existing schools in order to meet the future demand for school places associated with population growth, at all levels, across the Chelmsford City Area.
- 3.4.27 The size of the office market and the prominence of Chelmsford City Centre will continue. However, there is a lack of good quality office accommodation coupled with a lack of recent office development, along with a need for flexibility as a result of new hybrid working patterns.
- 3.4.28 The role of Chelmsford City Centre as the principal retail and business centre will continue and be attractive to new investors given its socio-economic and demographic composition, although there is evidence of a reducing market share.

KEY SUSTAINABILITY ISSUES

- Overall, the need to create sustainable places where people want to live, work and relax.
- The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix of accommodation to suit all household types.
- The need to make best use and improve the quality of the existing housing stock.
- The need to support the delivery of independent living housing for older people and people with disabilities.
- The need to deliver a range of employment sites to support economic growth.
- The need to ensure a flexible supply of land for employment development.
- The need to address the surplus of unsuitable office space in the City Centre.
- The need to support economic development in the rural areas of Chelmsford.
- The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies.
- The need to raise incomes and especially for those whose incomes are in the lowest quartile.

⁴⁰ ONS (2018) Subnational Population Projections for England: 2018-based projections. Available at: [Population projections for local authorities: Table 2 - Office for National Statistics](#)

- The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford.
- The need to tackle pockets of deprivation that exist in the area.
- The need to maintain and raise educational attainment and skills in the local labour force.
- The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages.
- The need to strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs.
- The need to address forecast deficits in, in particular, school places and early years and childcare provision.
- The need to support the City Area's educational establishments including Anglia Ruskin University and ARU Writtle.
- The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.
- The need to safeguard the identity of existing communities.
- The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.

3.5 HEALTH AND WELLBEING

Physical Health

- 3.5.1 The 2019 Health Profile for Chelmsford produced by Public Health England⁴¹ identifies that the health of the people in Chelmsford is generally better than the England average and that the life expectancy of men and women in this area is higher than the England average. However, it was also identified that approximately 11.8% (3,550) children live in low income families within the area. It was also identified that the life expectancy for men in the most deprived areas of Chelmsford was 5.3 years lower (better than 2017) and 4.8 years lower for women (worse than 2017) than the areas of least deprivation.
- 3.5.2 Estimated levels of adult physical activity were higher than the England average in 2016, though by 2019 this has changed, with the levels of estimated activity being slightly lower in the Chelmsford City Area than the England average.
- 3.5.3 The rate of people killed and seriously injured on roads are higher than average in 2016 and this trend has continued in 2019 and is expected to continue to worsen, meaning more people are expected to die on the roads of the Chelmsford City Area than the average for England.

⁴¹ Public Health England (2019) Chelmsford District Health Profile 2019. Available at: [Local Authority Health Profiles - Data - OHID \(phe.org.uk\)](https://www.phe.org.uk/local-authority-health-profiles-data)

- 3.5.4 Rates of sexually transmitted infections and TB were better than the average for England, which is a trend that has continued into 2019. Rates of statutory homelessness in 2016 was lower than the England average. However, there has been a considerable change in both trends as of 2019, with the Chelmsford City Area now having a higher case of homelessness than the England average and this trend seems set to continue.
- 3.5.5 Rates of violent crime, long term unemployment, early deaths from cardiovascular diseases and early deaths from cancer are lower than or in keeping with the average for England in 2016 and these trends have continued to 2019.

Mental Health

- 3.5.6 The rate of alcohol-related harm hospital stays is 560 per 100,000 population, lower than the average for England. This represents 942 stays per year. By 2019, this figure had risen to 582 alcohol specific hospital stays among those under 18, representing 1,008 admissions per year, which is still lower than the England average⁴².
- 3.5.7 The rate of self-harm hospital stays is 183 per 100,000 population. This represents 312 stays per year. By 2019, this figure has fallen to 150 per 100,000 population, representing 260 admissions per year to hospital and remains lower than the England average.
- 3.5.8 The estimated dementia diagnosis rate (for those aged 65 and over) in 2020 stands at 55.2% which is below that for England as whole (61.6%) reflecting that many people predicted to be suffering from dementia may not be being diagnosed.⁴³
- 3.5.9 The suicide rate within the Chelmsford area (12.2 per 100,000) in 2020 is higher than that for the region (10.8 per 100,000) and England as a whole (10.4 per 100,000) and suicide rates have been increasing in recent years and have been above the England average since 2015⁴⁴.

Children's Health

- 3.5.10 In Year 6, 16.1% of children were classified as obese, which was lower than the average for England. By 2019 this has increased to 16.8% of children being classed as obese, a 0.7% increase since 2017⁴⁵.
- 3.5.11 The rate of alcohol specific hospital stays among those under 18 was 19 per 100,000 population, lower than the average for England (2017). By 2019, this figure has dropped to 9 per 100,000 population, which has ensured Chelmsford is considerably lower than the average for England⁴⁶.
- 3.5.12 Levels of teenage pregnancy, GCSE attainment, breastfeeding and smoking at time of delivery are also lower than the England average and this trend has continued to 2019⁴⁷.

⁴² Ibid.

⁴³ Office for Health Improvement & Disparities (2022) Fingertips Local Authority Health Profiles. Available at:

https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000070?place_name=Chelmsford&search_type=parent-area

⁴⁴ Office for Health Improvement & Disparities (2022) Fingertips Local Authority Health Profiles. Available at:

https://fingertips.phe.org.uk/profile/health-profiles/area-search-results/E07000070?place_name=Chelmsford&search_type=parent-area

⁴⁵ Public Health England (2019) Chelmsford District Health Profile 2019. Available at: <https://fingertips.phe.org.uk/static-reports/health-profiles/2019/e07000070.html?area-name=chelmsford>

⁴⁶ Ibid.

⁴⁷ Ibid.

Disability

- 3.5.13 It is predicted that there are 3,286 people (2.35% of the population) aged 18 plus in Chelmsford with a learning disability in 2019 which is very similar to Essex (2.34%), East region (2.34%) and England (2.36%)⁴⁸. The number of people predicted to have a moderate or severe learning disability is 682 (0.49%) which is also the same as Essex (0.48%), East region (0.48%) and England (0.49%)⁴⁹.
- 3.5.14 With regards to physical impairments, it is predicted that 11,287 people (10.01% of the population) aged 18 plus in Chelmsford have a physical impairment in 2019 which is very similar to Essex (10.13%) as a whole. The percentage of people considered to have day-to-day activities limited a little (24.3%) is similar to Essex as a whole (24.6%). However, the percentage of people who considered to have day-to-day activities limited a lot (18.4%) is lower than the Essex figure (21.5%).⁵⁰

Healthcare Provision

- 3.5.15 Healthcare provision in the Chelmsford City Area includes Broomfield Hospital and a range of private and NHS health care providers. There are also four private hospitals in Chelmsford and new GP surgeries at Danbury and South Woodham Ferrers and new healthcare facilities proposed as part of the major new development to the north-east of the City Centre. GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, as at 2014, ratios were 1,654.3 patients per Full Time Equivalent (FTE) GP. This is above the UK average of 1,580 patients per FTE⁵¹.
- 3.5.16 Local priorities in Chelmsford include reducing obesity, reducing alcohol-related harm, helping people to age well, tackling homelessness and reducing suicide rates.

OPEN SPACE

- 3.5.17 The provision of open space, sports and recreational facilities can play a significant role in the promotion of healthy lifestyles. As highlighted in Chelmsford City Council's 2024 Open Space Study⁵², there are 1,778 ha of accessible natural green space within the Chelmsford City Area. The Open Space study maps in detail current levels provision by quantity and quality, and by implication deficits by individual settlement. Provision standards are set out and surpluses/deficits are calculated (**Table 3.11**).

⁴⁸ Essex County Council (2019) Joint Strategic Needs Assessment 2019 and District Profile Reports. Available at: <https://data.essex.gov.uk/dataset/exwyd/essex-jsna-and-district-profile-reports-2019>

⁴⁹ Ibid.

⁵⁰ Ibid.

⁵¹ GP Online (2014) Huge variation in GP-patient ratio across England revealed. Available at: <http://www.gponline.com/exclusive-huge-variation-gp-patient-ratio-across-england-revealed/article/1327390>

⁵² Chelmsford City Council (2024) Chelmsford Open Space Study 2024.

Table 3.11 Open Space Surpluses/Deficits

Analysis area	Parks and rec		Natural & Semi-natural		Amenity greenspace		Allotments		Play provision	
	1.23		9.80		0.53		0.23		0.05	
	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -	Current provision	+ / -
City Centre	1.08	-0.15	0.95	-8.85	0.28	-0.25	0.33	+0.10	0.04	-0.01
Rural North	0.97	-0.26	6.83	-2.97	1.06	+0.53	0.17	-0.06	0.15	+0.10
Rural South	1.43	+0.20	34.49	+24.69	0.44	-0.09	0.14	-0.09	0.05	Level
Rural West	1.65	+0.42	52.58	+42.78	0.79	+0.26	0.38	+0.15	0.08	+0.02
South Woodham Ferrers	1.42	+0.19	10.47	+0.67	0.17	-0.36	0.04	-0.19	0.05	Level
Urban Areas	1.28	+0.05	5.36	-4.44	0.86	+0.33	0.20	-0.03	0.06	-0.01

Source: Chelmsford Open Space Study Table 2024

- 3.5.18 The importance of access to high quality open space is increasingly recognised as fundamental to quality of life and, as such, is likely to secure a higher profile in the future, and consequently currently detailed plan policies seek to remedy deficiencies through protection, enhancement and new provision, via open space standards.
- 3.5.19 For new development, principles of good design should be applied in respect of the standards of provision for different types of open space, in turn contributing to the achieving the aims of the City’s Green Infrastructure Strategic Plan⁵³. This document sets out in detail access to natural greenspace across the City Area.

CRIME

- 3.5.20 As of 2021, the overall crime rate in Chelmsford was 83 crimes per 1,000 people, which is 2.5% higher than the rate of Essex (81 per 1,000 residents)⁵⁴. However, Chelmsford is considered to be the 53rd safest major town in England, Wales and Northern Ireland⁵⁵. **Table 3.12** and **Figure 3.4** illustrate the historic crime rates for Chelmsford and the types and total crimes committed within the City Area as compared to Essex, respectively.

Table 3.12 Historic Crime Rates for Chelmsford

Year	Crime rate per 1,000 people	Total Crimes
2021	83	9,883
2020	79	9,390
2019	90	10,664

⁵³ Chelmsford City Council (2018) Chelmsford Green Infrastructure Strategic Plan available at: www.chelmsford.gov.uk/media/52fj1wk0/eb-021a-chelmsford-green-infrastructure-strategic-plan.pdf

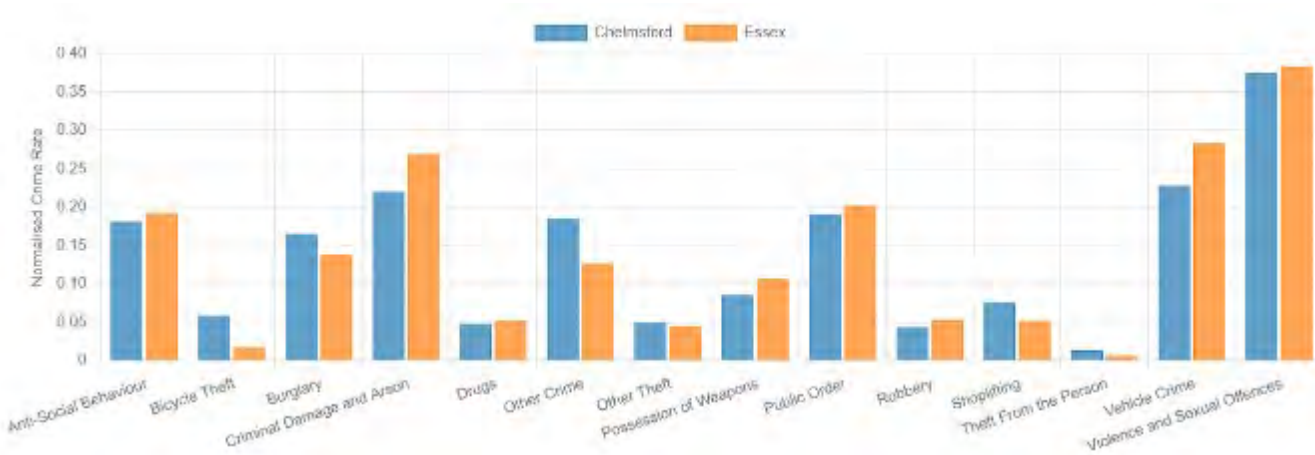
⁵⁴ CrimeRate (2021) Crime and Safety Chelmsford. Available at: <https://crimerate.co.uk/essex/chelmsford#:~:text=The%20overall%20crime%20rate%20in,of%2081%20per%201%2C000%20residents.&text=This%20is%204.5%25%20higher%20than,2020%20s%20crime%20rate%20of%2037,> accessed 15.02.2022.

⁵⁵ Ibid.

Year	Crime rate per 1,000 people	Total Crimes
2018	82	9,750
2017	70	8,273
2016	57	6,808

Source: CrimeRate⁵⁶

Figure 3.4 Crime in Chelmsford Compared to Essex



LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.5.21 Chelmsford City Council’s vision for health and wellbeing is⁵⁷ *“to work with communities and residents to reduce health inequalities and improve the opportunities for adults and children so that they can enjoy a healthy, safe, and fulfilling life.”* This vision is supported by the overarching principles of:

- Partnership working;
- A focus on prevent of ill-health and early intervention;
- Increase communication and making use of technology;
- Improve mental health and wellbeing; and
- Effective health service and self-care.

3.5.22 Chelmsford City Council’s contribution to delivering better health outcomes, as set out above, is delivered within the context of a much wider local coalition of partners under the

⁵⁶ CrimeRate (2021) Crime and Safety Chelmsford. Available at: <https://crimerate.co.uk/essex/chelmsford#:~:text=The%20overall%20crime%20rate%20in,of%2081%20per%201%2C000%20residents.&text=This%20is%204.5%25%20higher%20than.2020's%20crime%20rate%20of%2037>

⁵⁷ Chelmsford City Council (2019) Health & Wellbeing Plan. Available at: [7-health-and-wellbeing-plan.pdf \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/7-health-and-wellbeing-plan.pdf)

new public health arrangements. The Essex Joint Health and Wellbeing Strategy 2022 - 2026 (2022)⁵⁸ sets out the following vision:

“To improve the health and wellbeing of all people in Essex by creating a culture and environment that reduces inequalities and enables residents of all ages to live healthier lives.”

3.5.23 The Essex Joint Health & Wellbeing Strategy 2022-2026 sets out five key priorities:

- Improving mental health and wellbeing
- Physical activity and healthy weight
- Supporting long term independence
- Alcohol and substance misuse
- Health inequalities & the wider determinants of Health

3.5.24 The life expectancy of males within the most deprived area of Chelmsford has improved in recent years; however, the life expectancy of women in these areas has considerably worsened. Whilst the NPPF and existing Development Plan policies will be expected to help protect health and promote healthy lifestyles, the Review of the Adopted Local Plan will provide an opportunity to facilitate further the promotion of healthy lifestyles including through safeguarding existing open space and recreational facilities and addressing deficiencies. The Local Plan could also help to ensure the future provision of health facilities and services to meet local needs.

3.5.25 The latest data from Essex Police shows that in the year up to January 2022⁵⁹, antisocial behaviour had reduced substantially, which may reflect the impact of the Covid 19 pandemic, but all crime had increased. Overall, the picture was mixed with, for example, 10 types of victim-based crime showing a reduction on the previous year but the majority (29) showing an increase. The baseline illustrates that Chelmsford continues to manage to keep its crime rates against various types of crime lower than or keeping with the average for Essex.

3.5.26 The Police and Crime Plan for Essex 2024-2028⁶⁰ has the following six policing priorities:

- More local, visible and accessible policing
- Drive down anti-social behaviour and crime
- Beat knife crime and drug gangs and protect young people
- Tackle violence against women and girls and domestic abuse
- Ensure vulnerable people are protected

⁵⁸ Essex Health and Wellbeing Board (2022) *Essex Joint Health and Wellbeing Strategy 2022 – 2026* Available at: [Essex Joint Health and Wellbeing Strategy 2022 - 2026](#)

⁵⁹ Police, Fire and Crime Commissioner for Essex (2022) *Essex Police Performance*. Available at: <https://www.essex.pfcc.police.uk/essex-police-performance-2-2/>

⁶⁰ Police, Fire and Crime Commissioner for Essex (2024) *Police and crime plan 2024-2028*. Available at: <https://www.essex.pfcc.police.uk/wp-content/uploads/2024/10/1122-EPFCC-Police-and-Crime-Plan-2024-R19-230924.-WEB-single.pdf?x93363>

- Improve road safety and reduce road deaths in Essex to zero

KEY SUSTAINABILITY ISSUES

- The need to protect the health and wellbeing of Chelmsford's population.
- The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity.
- The need to plan for an ageing population.
- The need to address health inequalities, especially for those in the most deprived areas.
- The need to combat suicide and its causes.
- The need to protect and enhance open space provision across the Chelmsford City Area.
- The need to support high quality design that creates safe and secure communities.
- The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.

3.6 TRANSPORT AND ACCESSIBILITY

TRANSPORT INFRASTRUCTURE

- 3.6.1 There are several primary road routes within the Chelmsford City Area. The A12 is a trunk road and runs from London and the M25, centrally in a north-easterly direction onwards to Suffolk and Norfolk. Two other significant primary routes are the A130, which runs north-south across Essex, and the A414, which begins in Harlow and terminates in Maldon.
- 3.6.2 Chelmsford has two Park and Ride facilities (Chelmer Valley and Sandon) with frequent connections to the City Centre for commuters and shoppers.
- 3.6.3 Chelmsford rail station is one of the busiest in the East of England, accommodating around 6.5 million passenger trips per year in 2023-2024⁶¹. **Table 3.13** illustrates the estimated usage of the rail stations within the Chelmsford City Area. As can be seen, Chelmsford railway station remains, and will continue to be, the principal station for Chelmsford and the surrounding area.

⁶¹ Office of Rail and Road (2023) Estimates of Station Usage. Available at: <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.

Table 3.13 Stations within Chelmsford and their estimated usage 2017-2024

Station Name	Entries and Exits (2023-24)	Entries and Exits (2022-23)	Entries and Exits (2021-22)	Entries and Exits (2020-21)	Entries and Exits (2019-20)	Entries and Exits (2018-19)	Entries and Exits (2017-18)
Chelmsford	6,538,092	5,784,584	4,595,710	1,716,828	8,606,294	8,619,942	8,536,968
South Woodham Ferrers	288,570	250,598	237,966	71,784	473,240	510,558	546,564
Battlesbridge	21,852	19,086	18,712	5,580	19,848	21,108	16,804

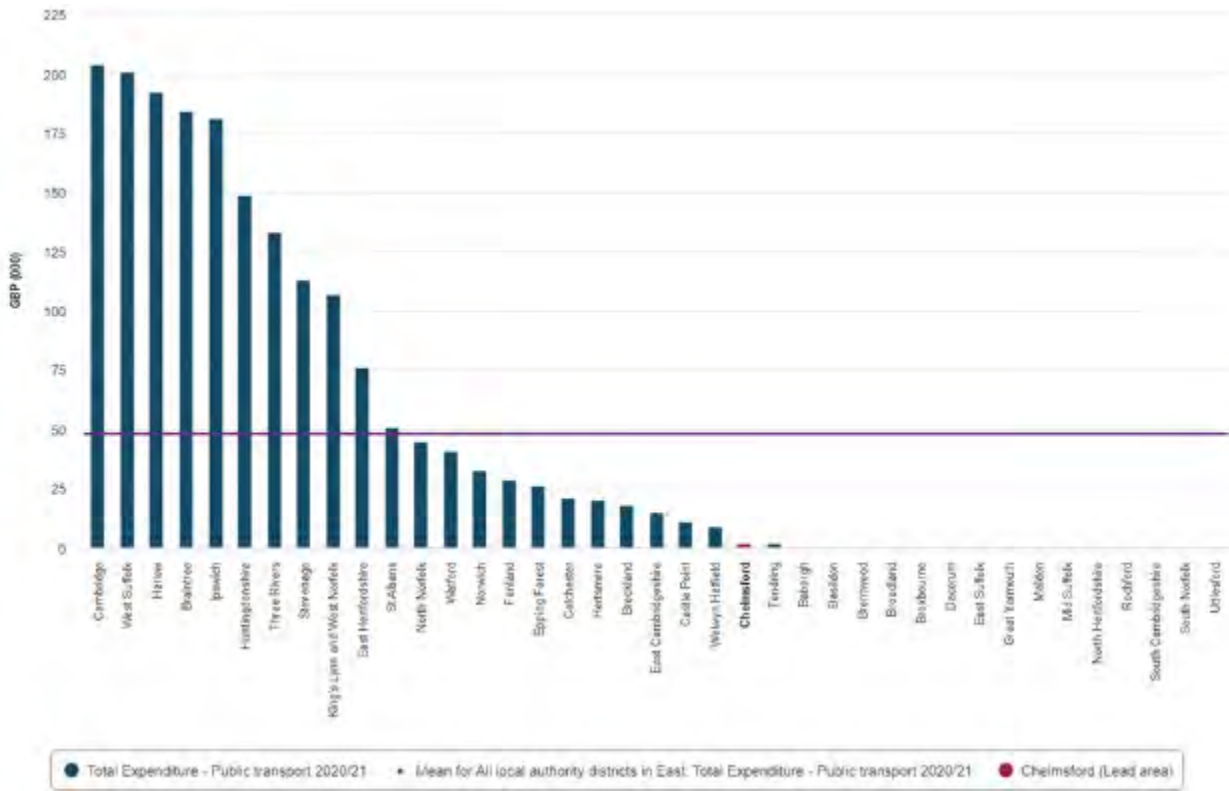
Source: Office of Rail and Road⁶²

- 3.6.4 Regular services connect Chelmsford with London Liverpool Street (with up to ten trains per hour), Ipswich and Norwich. A recently completed programme of upgrade works, including train capacity, has enhanced the accessibility and usability of Chelmsford Station. Work on a new North East Chelmsford railway station (Beaulieu Park Rail Station) has commenced and is expected to be opened in 2025. This will be a key element of the City’s planning strategy for the area, and will help to remove traffic from the outskirts of the city as part of the ‘Chelmsford future transport network – strategic zonal focus’. The station and Boreham Interchange together will comprise an important transport hub, which in turn, will help stimulate investment and development in the area north east of the station. Park and ride facilities are an important aspect of this approach.
- 3.6.5 Chelmsford is around 25 to 30 minutes' drive from London Stansted Airport (via the A131/A120), and London Heathrow, London Gatwick, London City, Luton and Southend airports are all within a 1-1.5hrs drive time.
- 3.6.6 The Global Commuting Index as reported on Uswitch, highlights that the UK as a whole has quite poor public transport and that the Chelmsford area scored 4.19/10 due to high public transportation costs and long commuting times⁶³.
- 3.6.7 As illustrated in **Figure 3.5**, the Chelmsford City Area has limited spend on public transport/general transport perhaps reflecting relatively high costs facing residents/commuters.

⁶² Office of Rail and Road (2023) Estimates of Station Usage. Available at: <https://dataportal.orr.gov.uk/statistics/usage/estimates-of-station-usage>.

⁶³ Uswitch (2021) The best and worst area in the UK for commuting. Available at: <https://uswitchwidgets.rvupartners.co.uk/global-commuting-index/uk-ranked/index.html#>

Figure 3.5 Total Expenditure – Public Transport (2020/21) for All local authority districts in East England



Source: LG Inform⁶⁴

MOVEMENT

3.6.8 According to the 2011 Census, the average distance travelled to work by Chelmsford residents was 18.9 km in 2011 which represents an increase of approximately 4 km compared to 2001. **Table 3.14** compares the distance travelled to work by residents in 2001 and 2011 and highlights that the proportion of people travelling less than 10km has decreased marginally whilst the proportion travelling over 10km has increased. The 2011 Census also illustrates that the primary means of travelling to work is by car or van (40.63%) with 9.18% of residents travelling by train.

⁶⁴ LG Inform (2021) Total Expenditure – Public transport in Tower Hamlets. Available at: https://lginform.local.gov.uk/reports/gastandard?mod-metric=8201&mod-area=E09000030&mod-group=AllUnitaryLainCountry_England&mod-type=namedComparisonGroup.

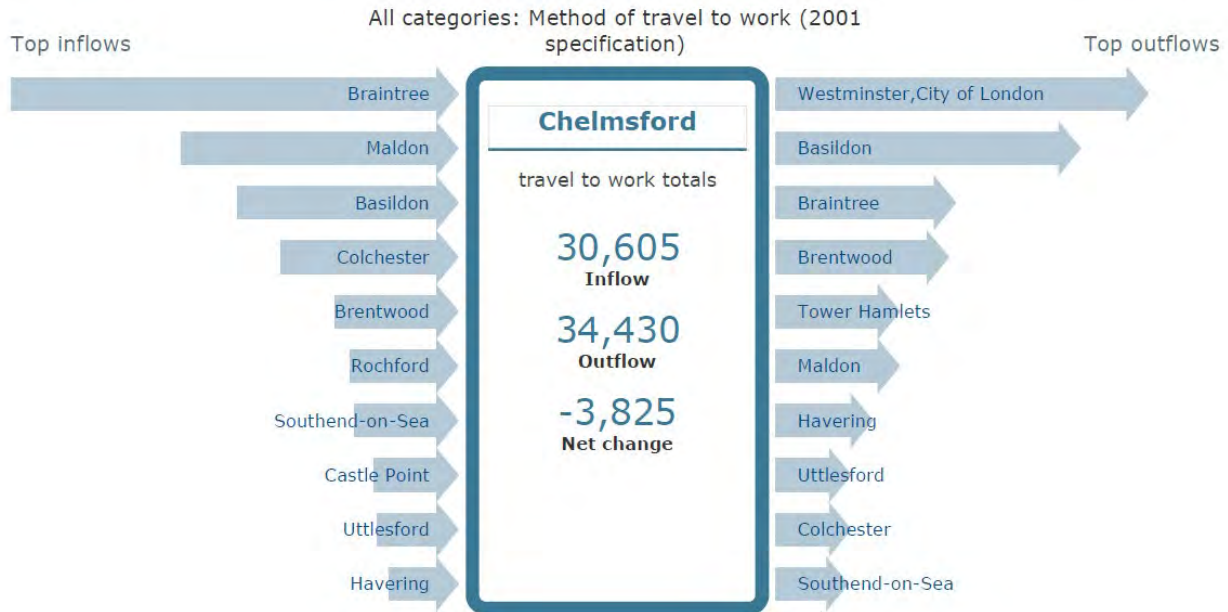
Table 3.14 Distance Travelled to Work

Distance Travelled to Work	Number of People (2001)	% of People in Employment (2001)	Number of People (2011)	% of People in Employment (2011)
Less than 2 km	14,069	17.03	14,061	16.26
2 km to less than 5 km	14,051	17	14,068	16.27
5 km to less than 10 km	7,630	9.23	7,708	8.91
10 km to less than 20 km	16,242	19.66	12,168	14.08
20 km to less than 30 km	7,138	8.64	5,357	6.2
30 km to less than 40 km	3,715	4.5	3,584	4.8
40 km to less than 60 km	2,143	2.59	11,698	13.53
60 km and over	1,556	1.88	1,569	1.81
Working from home	8,857	10.72	8,857	10.25
Other	7,220	8.73	7,381	8.54

Source: ONS (2001) *Census 2001*; ONS (2011) *Census 2011*.

- 3.6.9 Commuting flows indicate that there is a significant outflow of commuters from the Chelmsford City Area alongside a significant inflow. In 2011, a total of 30,605 workers commuted into Chelmsford from other local authorities whilst 34,430 residents commuted out of Chelmsford. This represents a net outflow of 3,825 workers.
- 3.6.10 **Figure 3.6** shows the workplace destinations of the Chelmsford City Area's workforce for 2011. It demonstrates that the majority of residents commuted to Westminster, City of London (5,702 people) followed by the neighbouring authorities of Basildon, Braintree and Brentwood. Braintree, meanwhile, was the origin of the most in-commuters to the local authority area (6,854 people).

Figure 3.6 Workplace Destinations

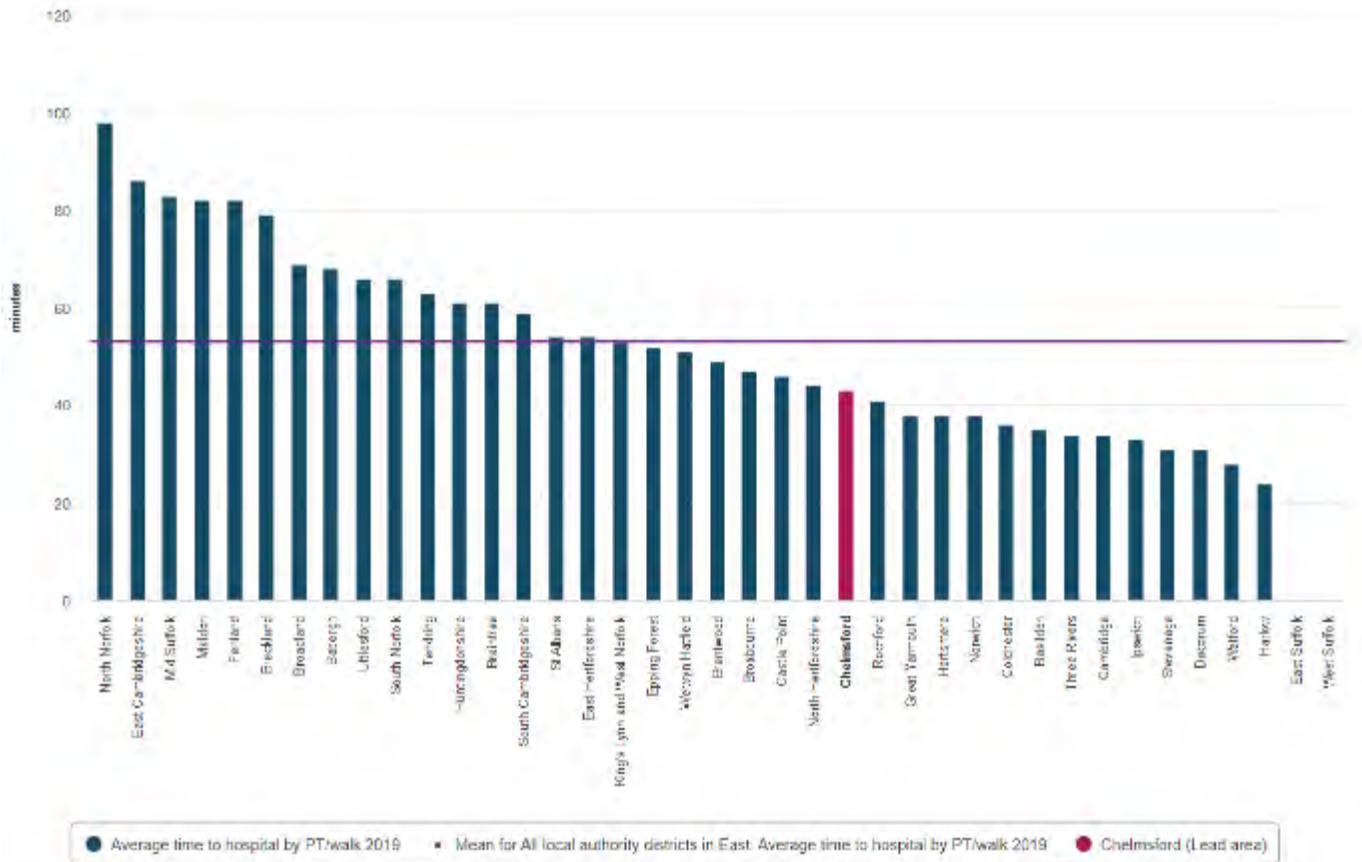


Source: NOMIS (2014) *Location of usual residence and place of work by method of travel to work*. Available at: <http://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462182>

- 3.6.11 Roads are considered to be operational when running at up to 90% capacity; the remaining 10% provides flexibility, resilience and reliability. Chelmsford’s road network is operating at 96% capacity during peak times, so sheer volume of traffic can lead to delays. There is not the available space in the City Centre to increase capacity on the existing roads, or to build new roads⁶⁵.
- 3.6.12 The Chelmsford City Area benefits from having, relative to all other local authorities in the East, low travel times to a hospital through public transport or walking. The average time taken for such a journey by these transportation methods is 43 minutes in 2019 and **Figure 3.7** highlights how this compares favourably against the other local authorities in the East. The time of 43 minutes in 2019 is consistent with the times such a trip would take⁶⁶.

⁶⁵ Essex County Council (2016) *Chelmsford's future transport network*. Available at: <http://www.essexhighways.org/highway-schemes-and-developments/major-schemes/chelmsford-future-transport-network.aspx>
⁶⁶ Ibid.

Figure 3.7 Travel time in minutes to nearest hospital by public transport/walking (2019) for all local authority districts in East England



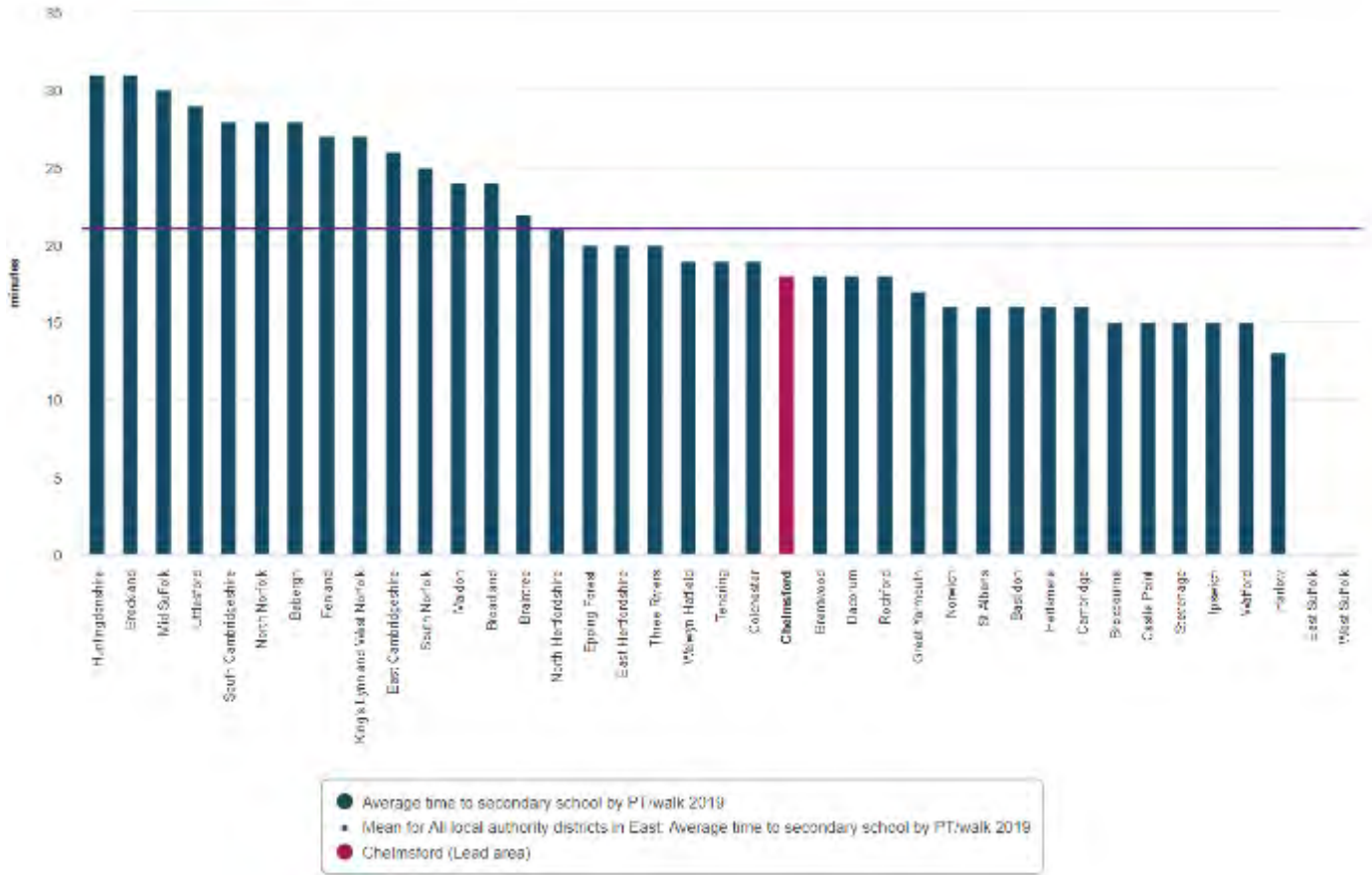
Source: LG Inform⁶⁷

3.6.13 The Chelmsford City Area benefits from having accessible secondary schools by public transport or walking, with the average journey using these methods taking only 18 minutes. This compares favourably to the other local authorities in the East and compares well against the combined average for the East of England of 21 minutes, which can be seen in **Figure 3.8**. As there are usually a higher density of primary schools in an area when compared to secondary schools, Chelmsford also scored well against the accessibility of primary schools by walking or public transport as the average travel time of these journeys is nine minutes⁶⁸.

⁶⁷ LG Inform (2021) Travel time in minutes to nearest hospital by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10238&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=NamedComparisonGroup.

⁶⁸ LG Inform (2021) Travel time in minutes to nearest primary school by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10226&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=NamedComparisonGroup.

Figure 3.8 Travel time in minutes to nearest secondary school by public transport/walking (2019) for all local authority districts in East England



Source: LG Inform⁶⁹

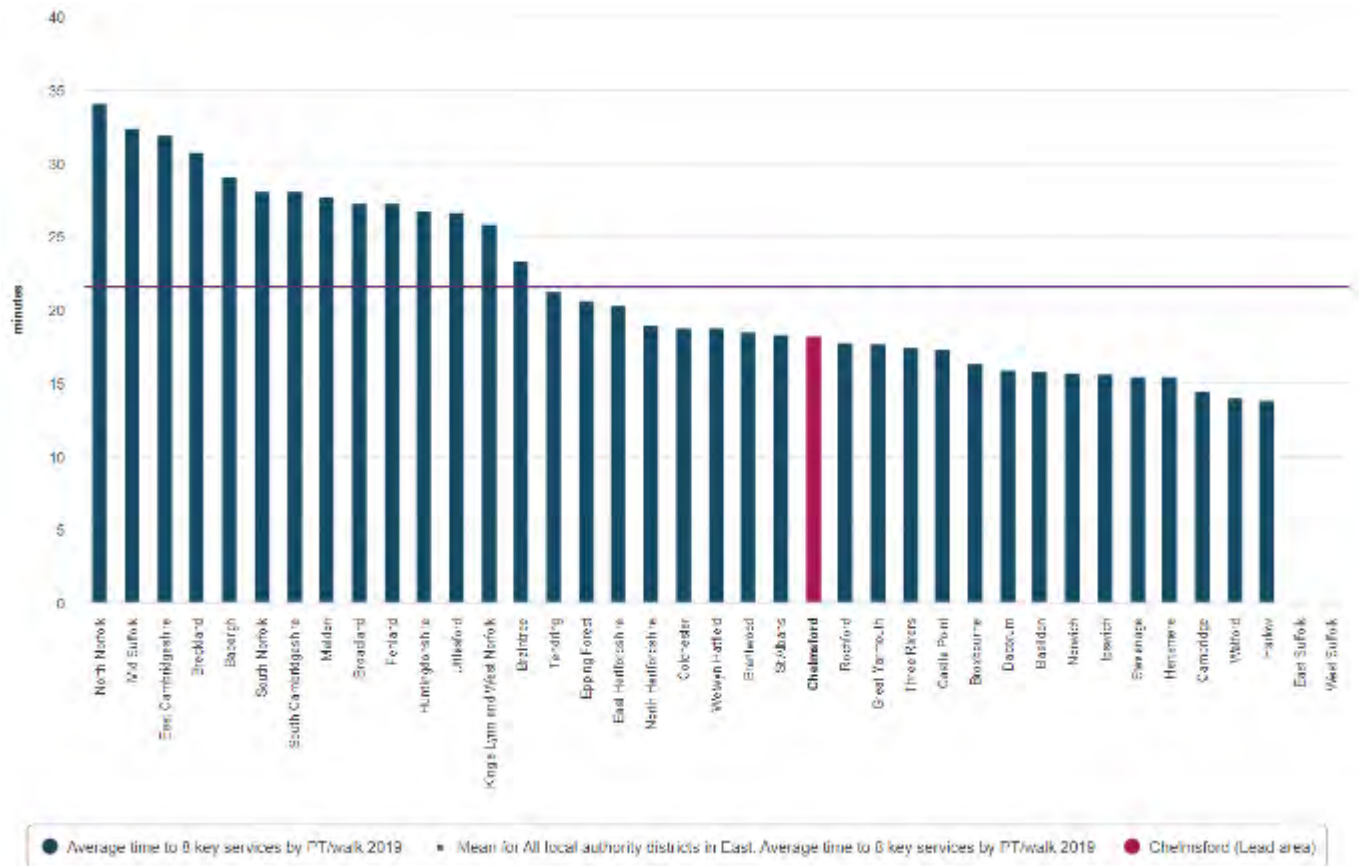
3.6.14 The Chelmsford City Area additionally benefits from low travel times by walking and public transport to 8 key services⁷⁰ (18.2 minutes), being below the average for such trips within the local authorities of the East (21.5 minutes), which is illustrated in **Figure 3.9**. Chelmsford also benefits from a good score with regard to travel time by cycling to 8 key services of 15.9 minutes, whilst the average for local authorities in the East is 19.5 minutes⁷¹.

⁶⁹ LG Inform (2021) Travel time in minutes to nearest secondary school by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10229&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁷⁰ The 8 key services are the average of minimum journey times to medium sized centres of employment (500-4999 jobs), primary schools, secondary schools, further education, GPs, hospitals, food stores and town centres.

⁷¹ LG Inform (2021) Travel time in minutes to 8 key services by cycle in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10250&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

Figure 3.9 Travel time in minutes to 8 key services by public transport/walking in (2019) for all local authority districts in East England



Source: LG Inform⁷²

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.6.15 An increase in population and households within the Chelmsford City Area will in-turn generate additional transport movements. Based on existing trends, the majority of these movements are likely to be by car with a continuation of (net) out-commuting but also substantial in-commuting. This could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunks roads including the A12, A130 and A414 east and west of Chelmsford. In this regard, a number of junctions on the strategic highway network have capacity constraints and pinch points. Demand for rail transport is also expected to increase.

3.6.16 Essex County Council's vision for Chelmsford's future transport network is follows⁷³:

⁷² LG Inform (2021) Travel time in minutes to 8 key services by public transport/walking in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=10249&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁷³ Ibid

“For Chelmsford's transport system to become 'best in class' rivalling similar cities across the UK offering enhanced connectivity, and access to opportunities for residents, visitors and businesses to support the sustainable economic growth of the city.”

- 3.6.17 To ensure the delivery of this vision, funding from planning obligations has been secured⁷⁴ to deliver a variety of schemes following a zonal approach. The central zone will focus on improving the quality of the public realm, managing traffic efficiently and providing alternative sustainable transport options. The mid zone focuses on journeys within the City limits, 56% of which are currently made by private car. Sustainable alternatives to the private car will be identified and walking and cycling will be promoted. In the outer zone, which targets journeys from outside Chelmsford, schemes will focus on encouraging rail use, removing traffic from the outskirts of the City and using signage to direct drivers to the most appropriate routes.
- 3.6.18 The adopted Local Plan 2020 also includes a number of policies and proposals to enhance transport in the local authority area. Specific developments include the Chelmsford North East Bypass (with Section 1 expected to open in 2026) and the new Beaulieu Park Rail Station (referenced above), in addition to capacity improvements at the existing station, transport links between new neighbourhoods and Chelmsford City Centre, consideration of additional Park and Ride sites, bus priority and bus-based rapid transit (ChART). Improvements to the A12: junction 19 (Chelmsford North) to junction 25 (A120 interchange) are also planned by National Highways with widening to provide three lanes between Chelmsford and Colchester. In this context, it would be expected that some transport improvements would be delivered independently of the Review of the Adopted Local Plan. Chelmsford City Council has also been involved with developing transport improvements for north/west Chelmsford, including initiatives such as DigiGo which is a fully electric shared public transport service offering on-demand or pre-bookable travel.⁷⁵
- 3.6.19 The adopted Local Plan 2020 provides within its Strategic Policy S9 a long list of infrastructure requirements it will try to attain throughout its lifetime in order to improve the infrastructure of Chelmsford, especially in places where it is desperately needed⁷⁶. The Local Plan also seeks to encourage the use of Park and Ride facilities and encourage the creation of new Park and Ride facilities and to improve the pedestrianisation of the area. Strategic Policy S10 supports Policy S9 by trying to ensure the financial contributions required in order to implement needed infrastructure and to ensure new infrastructure is in the best/most suitable places possible.
- 3.6.20 The Chelmsford City Area does benefit from accessible educational facilities, with travel times to primary schools and secondary schools being relatively low. Travel times to 8 key services by cycling, walking and public transport, showing that such services are currently well positioned across the area to ensure they are accessible.

⁷⁴ Chelmsford City Council (March 2022) Infrastructure Funding Statement 2020/21

⁷⁵ See: <https://www.essexhighways.org/digigo>

⁷⁶ Ibid.

KEY SUSTAINABILITY ISSUES

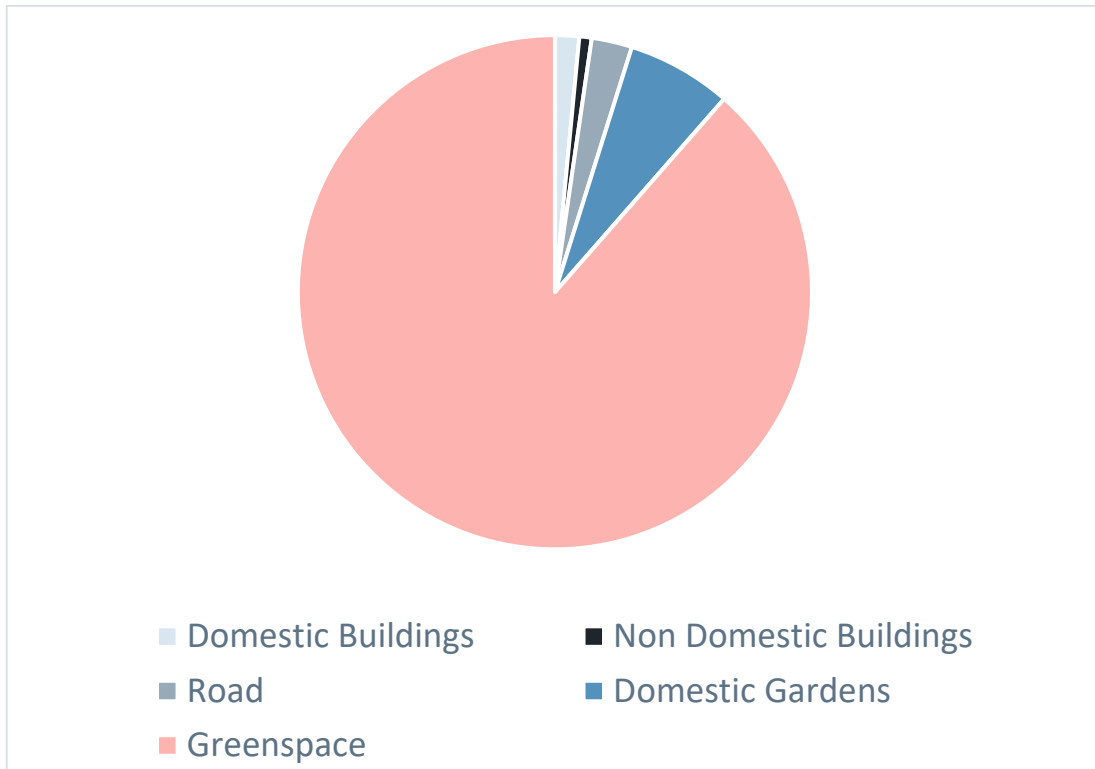
- The need to ensure timely investment in transport infrastructure and services through securing developer funded works or contributions and other sources of funding.
- The need to address congestion, particularly on and around the main A12, A130 and A414 transport corridors.
- The need to address existing junction capacity issues.
- The need to enhance the connectivity of more remote settlements, particularly to the north of the Chelmsford City Area.
- The need to encourage alternative modes of transport to the car, including the expansion of park and ride sites.
- The need to ensure that new development is accessible to a range of community facilities and services and jobs so as to reduce the need to travel.
- The need to reduce out-commuting by creating a stronger employment market within the Chelmsford City Area.
- The need to encourage walking and cycling, as part of active travel.
- The need to encourage the use of public transport, and in particular key transport interchanges between different modes, namely bus and rail.
- The need to encourage car sharing, especially along heavily congested transport corridors.
- The need to address congestion in and around the City Centre.
- The need to investigate more innovative and creative ways to tackle behaviour change, rather than simply the monitoring of travel patterns.

3.7 LAND USE, GEOLOGY AND SOILS

LAND USE

- 3.7.1 **Figure 3.10** illustrates the key land uses in the Chelmsford City Area (as at 2005) and highlights that the majority of the area (84.7%) was classified as green space, slightly lower than the regional average of 88.1% and national average of 87.5%.

Figure 3.10 Land Use



GEOLOGY

- 3.7.2 The geology of the Chelmsford City Area can be separated into two areas; Northern areas are underlain by the London Clay Formation (composed of clay, or silty clays with small calcareous nodules and selenite crystals), southern areas are characterised by outcrops of the Claygate Beds (silts and silty clays with inter-bedded fine grained sands) overlying the London Clay and are generally found associated with higher ground. Occasionally, the Bagshot Beds (fine grained sands) are found overlying the Claygate Beds. Near Tye Green, the Bagshot Beds are overlain by the Bagshot Pebble Bed (approximately 4m of rounded black flint pebbles).
- 3.7.3 Drift deposits overlying the solid geology consist mainly of the Lowestoft Formation in the northern area of the local authority area, which comprises Glaciofluvial Deposits, Till and Glaciolacustrine Deposits except in the areas around large river channels where Head Deposits are prevalent. In the southern part of the Chelmsford City Area, the predominant superficial deposits are the Head Deposits. River Terrace Deposits and alluvium tend to be located around river channels.⁷⁷
- 3.7.4 There are two designated sites of geological interest in the Chelmsford City Area, River Ter SSSI and Newney Green Pit SSSI. River Ter SSSI is representative of a lowland stream with a distinctive floor regime. In addition, the site demonstrates characteristic

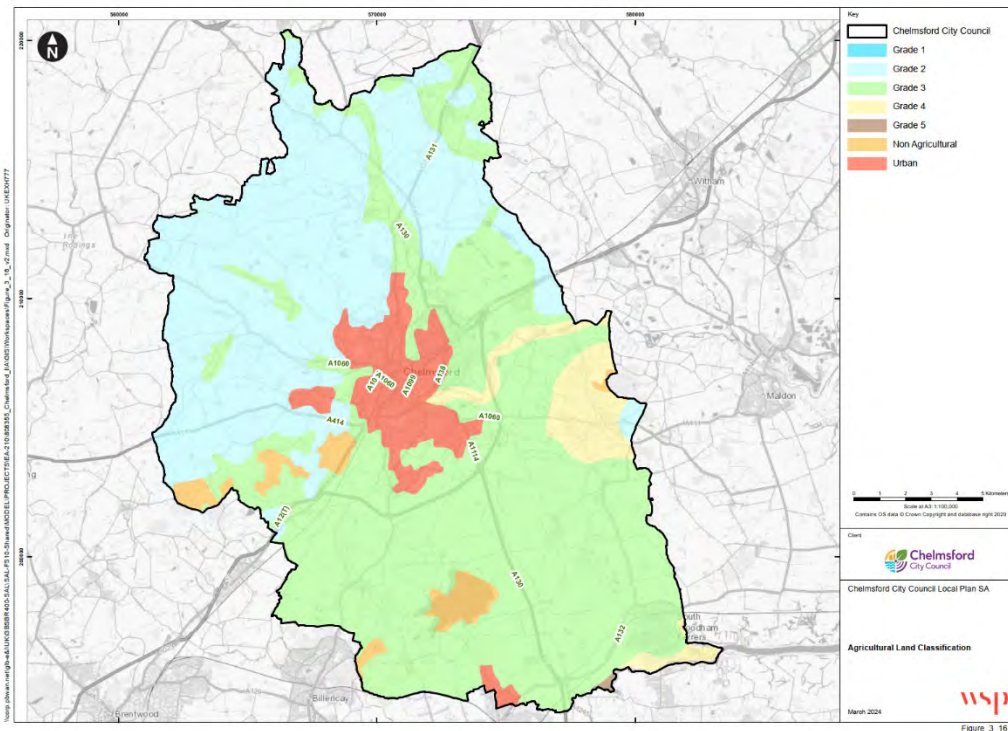
⁷⁷ British Geological Survey (1975) Geological Survey of England and Wales. Available at: <http://www.bgs.ac.uk/data/maps/maps.cfc?method=viewRecord&mapId=9660>

features of a lowland stream including pool-riffle sequences, bank erosion, bedload transport and dimensional adjustments to flooding frequency.⁷⁸ Newney Green Pit SSSI, meanwhile, provides exposures in the important Middle Pleistocene sequence first recognised in Suffolk, namely Kesgrave (Thames) Gravel, with a Cromerian Palaeosol (fossil soil horizon) developed in its upper layers, and overlain by the Lowestoft (Anglian) Till.⁷⁹

SOILS

- 3.7.5 The Agricultural Land Classification (ALC) system developed by Defra provides a method for assessing the quality of farmland. The system divides the quality of land into five categories, as well as non-agricultural and urban. The ‘best and most versatile land’ is defined by the NPPF as that which falls into Grades 1, 2 and 3a.
- 3.7.6 Best and most versatile agricultural land in the Chelmsford City Area generally lies to the north/north west of the Chelmsford Urban Area and which is characterised by Grade 2 (‘Very Good’) quality land. Land to the south of the urban area, meanwhile, is predominantly Grade 3 (‘Good’) agricultural land, as shown in **Figure 3.11** below.

Figure 3.11 Agricultural Land Classification



source: Chelmsford Local Plan 2013-2036⁸⁰

⁷⁸ Natural England (2017) *River Ter SSSI*. Available at:

<https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S2000058&SiteName=&countyCode=15&responsiblePerson=>

⁷⁹ Natural England (2017) *Newney Green Pit SSSI*. Available

at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1003975>

⁸⁰ Chelmsford City Council (2020) Chelmsford Local Plan 2013-2036. Available at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>,

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

- 3.7.7 National planning policy encourages the effective use of land by re-using land that has been previously developed and also seeks to protect the best and most versatile agricultural land. Similarly, the adopted Local Plan 2020 seeks to avoid the significant, irreversible or permanent loss of the best and most versatile agricultural land (see Policies S1, S7 and S8, for example) and promotes the use of previously developed land. However, if councils do not have a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, the NPPF's presumption in favour of sustainable development can often outweigh other national and local policy constraints.
- 3.7.8 The Council has produced an assessment of the capacity of future development sites. The April 2024 Five Year Housing Land Supply Position Statement⁸¹ and associated Site Schedule show there is a supply of 6,792 dwellings forecast to be completed in the next 5 years. On the basis of the five year housing requirement and the forecasted housing supply, Chelmsford City Council can demonstrate a suitable supply of housing for over 8 years.

KEY SUSTAINABILITY ISSUES

- The need to encourage development on previously developed (brownfield) land.
- The need to make best use of existing buildings and infrastructure.
- The need to protect the best and most versatile agricultural land.
- The need to protect and enhance sites designated for their geological interest.

3.8 WATER

WATER QUALITY

- 3.8.1 The majority of the Chelmsford City Area is located within the River Chelmer catchment. The River Chelmer drains a 648 km² catchment in south Essex. The River Chelmer, which rises upstream of Thaxted, flows in a south eastwards direction to Chelmsford. The River Wid is a major tributary to the River Can which itself joins the River Chelmer in Chelmsford. Downstream of Chelmsford, the River Chelmer is canalised and flows eastwards to the tidal discharge point at Beeleigh Falls near Maldon. At the southern extremity of the local authority area, South Woodham Ferrers is situated within the River Crouch catchment.
- 3.8.2 The other watercourses within the Chelmsford City Area are:
- Roxwell Brook;
 - Boreham Brook;

⁸¹ Chelmsford City Council (April 2024) Five-Year Housing Land Supply Position Statement, at: www.chelmsford.gov.uk/media/hd1pv4ct/five-year-land-supply-position-statement-april-2024.pdf

- Newlands Brook;
- One Bridge Brook Chignall;
- Baddow Meads Ditch;
- Fen Brook;
- Rettendon Ditch;
- Runwell Brook;
- Margaretting Brook;
- Sandon Brook;
- Sandon Brook East Arm; and
- Eyotts Farm Ditch.

3.8.3 The River Basin Management Plan (RBMP) highlights that the most common pressures for not achieving good status or potential include:

- physical modification from agriculture and rural land management
- phosphates from agriculture and rural land management; and
- dissolved oxygen from agriculture and rural land management and the water industry.

3.8.4 For groundwater quality, the main reasons for poor status were high or rising nitrate concentrations, with some failures for pesticides and other chemicals. The main reason for poor quantitative status was that abstraction levels – mainly for drinking water – exceeded the rate at which aquifers recharge.

3.8.5 The Chelmsford City Area falls within the Combined Essex Management Catchment (**Figure 3.12**) and Chelmer Operational Catchment. Data from 2019⁸² records a mixed picture of ecological and chemical status with room for improvement across both measures (**Table 3.15**).

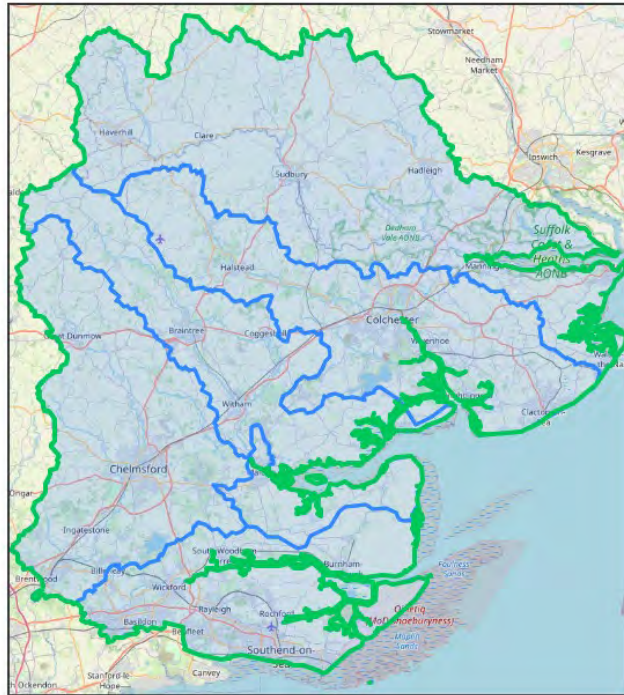
Table 3.15 Ecological and Chemical Status of Water Bodies and Water Body Elements in the Essex Combined Management Catchment 2019

Ecological status or potential	Bad	Poor	Moderate	Good	High	Total
Number of water bodies	0	14	52	4	0	70
Number of water body elements	15	56	83	112	381	647
Chemical status			Fail	Good	Total	

⁸² <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3018/classifications>

Number of water bodies	70	0	70
Number of water body elements	181	830	1011

Figure 3.12 The Essex Combined Management Catchment



Source: <https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3018>

WATER RESOURCES

3.8.6 The public water supply for the Chelmsford City Area is provided by Essex & Suffolk Water (E&SW). Chelmsford lies within the Essex Water Resource Zone (WRZ) bounded by the Thames Estuary in the south and the Essex coastline as far north as Salcott in the east. The intrinsic water resources include the Essex rivers, the Chelmer, Blackwater, Stour and Roman River which support pumped storage reservoirs at Hanningfield and Abberton (which has recently been enlarged and enhanced to provide long term water resources for Essex), and treatment works at Langford, Langham, Hanningfield and Layer. The remaining water sourced from inside the Essex WRZ (approximately 3% of total water supplied in the zone) is derived from groundwater via Chalk well and adit sources in the south and south west of the zone at Linford, Stifford, Dagenham and Roding, each with on-site treatment. Water transferred into the Essex supply area comes from two sources, namely the Chigwell raw water bulk supply from Thames Water’s Lee Valley Reservoirs and the Ely and Ouse to Essex Transfer Scheme⁸³.

⁸³ Essex and Suffolk Water (2024) Draft Water Resources Management Plan 2024. Available at: [Draft Water Resources Management Plan 2024 consultation \(eswater.co.uk\)](https://www.eswater.co.uk/consultation)

- 3.8.7 A Water Cycle Study (WCS) was prepared for the City Area in 2018,⁸⁴ and the updated Water Cycle Study (2024)⁸⁵ identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward.
- 3.8.8 The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.
- 3.8.9 In total, three Water Recycling Centres (WRCs) will serve to manage the wastewater of the proposed future development across the City Area. Two of these, Great Leighs and South Woodham Ferrers, are considered to require revised quality conditions (permits) to accommodate the future development proposed in the period 2021-2041. Upgrades may be required to the WRC and careful development phasing is also recommended. The Chelmsford WRC is considered to have sufficient capacity.
- 3.8.10 The WCS also identifies that there is significant water demand stress across the City Area. In consequence, there are key drivers requiring that water demand is managed across the area for all new development, in order to achieve long term sustainability in terms of water resources. Overall, the WCS concludes there are no constraints with respect to water services infrastructure and the water environment to delivering development on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward.
- 3.8.11 The WCS notes (p.174) that *“AWS and CCC should work with the EA to find the most suitable solution or combination of solutions to address the identified risk at each WRC identified above. It has not yet been fully confirmed if the potential solutions discussed above can be implemented in a timely manner to fully address the risk of meeting the ‘no deterioration’ policy appropriately within the plan period, based on the current proposed development trajectories (development timings and number of dwellings) used within this Detailed WCS. Therefore, CCC must prevent development occurring ahead of capacity at the WRC becoming available either by taking a stepped approach or by redirecting some development into another WRC catchment with sufficient capacity if needed.”* Policy S4 of the Pre-Submission plan seeks to address this matter through requiring that developers demonstrate the existence of sufficient waste water treatment capacity.
- 3.8.12 The Regional Water Resources Plan for Eastern England⁸⁶ describes the entire Eastern England as being ‘seriously water stressed’, with demand likely to double by 2050. It is noted that: *“while future water demand drivers from population and housing growth are significant, these could be largely offset through demand management measures such as leakage reduction and a focus on household and non-household water efficiency, enabled by an increase in measures such as smart metering.”* However, *“water demand management alone is not going to provide sufficient water to enable the region’s*

⁸⁴ Chelmsford City Council (2024) Water Cycle Study Update 2024.

⁸⁵ Chelmsford City Council (February 2024) Chelmsford City Council Water Cycle Study

⁸⁶ Water Resources East (2023) The Regional Water Resources Plan for Eastern England available at: <https://wre.org.uk/projects/the-regional-plan/>



environmental vision to be realised while also aiming to support water-dependent economic activity. Significant new infrastructure will be required.”.

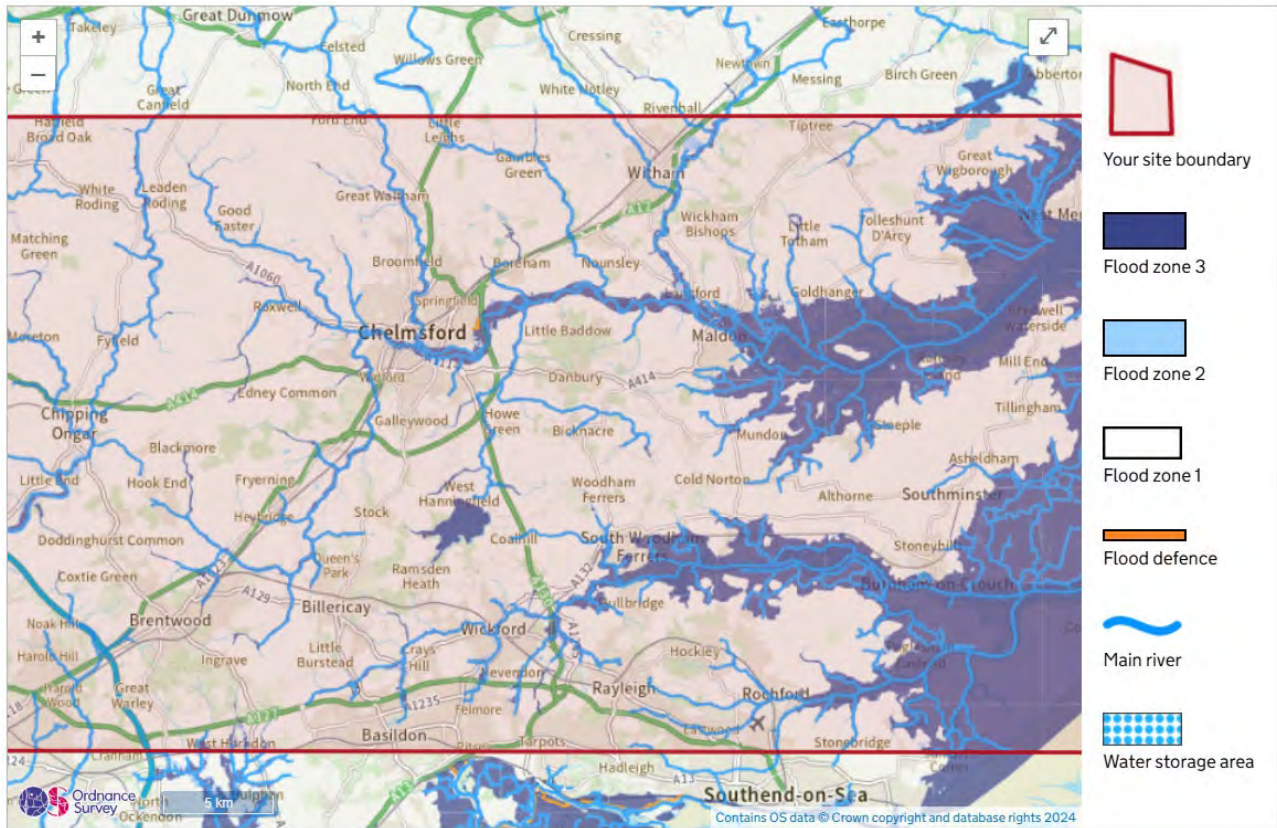
FLOOD RISK

- 3.8.13 The NPPF seeks to ensure that flood risk is taken into account at the plan making stage in order to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. **Figure 3.13** shows the prevalence of Flood Zones 2 and 3 across the Chelmsford City Area.
- 3.8.14 The 20247 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights that Chelmsford has historically been subject to flooding from several sources of flood risk. The primary fluvial flood risk is associated with the River Chelmer and its tributaries. The main urban area at risk is Chelmsford City. Other areas that are shown to be at risk include Margaretting, Little and Great Waltham. The primary tidal flood risk is associated with the tidal River Crouch, Fenn Creek and Clements Green Creek. The main urban area at risk is South Woodham Ferrers. However, much of the area benefits from defences consisting of sea walls and embankments.
- 3.8.15 The Risk of Flooding from Surface Water map⁸⁷ shows a number of prominent overland flow routes; these predominantly follow topographical flow paths of existing watercourses or dry valleys with some isolated ponding located in low lying areas. In addition, a number of these follow local road infrastructure. Surface water flooding is shown to be a risk to the majority of towns and villages within Chelmsford. The sewers are managed by Anglian Water⁸⁸.

⁸⁷ Environment Agency (2024) *Extent of flood risk from surface water*. Available at: [See flood risk on a map - Check your long term flood risk - GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://check-long-term-flood-risk.service.gov.uk)

⁸⁸ Chelmsford City Council (2024) *Level 1 Strategic Flood Risk Assessment*. Available at: www.chelmsford.gov.uk/media/noukav02/cc001-chelmsford-level-1-sfra-main-report-february-2024.pdf

Figure 3.13 Environment Agency Flood Zone Map Zones 2 and 3



Source: Environment Agency Flood Zone Map (2024)

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

- 3.8.16 The projected increase in the population of the Chelmsford City Area will result in increased pressure on water resources which could affect water availability and quality. However, the WCS indicates that the local water infrastructure can be upgraded to meet the increased demand for both wastewater management and potable drinking water.
- 3.8.17 The RBMP anticipates an improvement in the ecological status of surface water bodies and the quantitative states of groundwater bodies whilst the chemical status of surface water bodies and groundwater bodies are likely to remain the same.
- 3.8.18 The Chelmsford Surface Water Management Plan (2014) outlines the preferred surface water management strategy for Chelmsford. It establishes a long-term action plan to support the management of surface water flood risk across the City Area⁸⁹.

⁸⁹ Chelmsford CC and the Environment Agency have been working together for many years to develop a flood alleviation scheme for the City. This project is currently in development working towards delivery later in the 2020s. Options are

3.8.19 Taking into account national planning policy set out in the NPPF and adopted Local Plan policy, it is expected that flood risk would be managed without the Review of the Adopted Local Plan. The Chelmsford Flood Resilience Partnership will identify strategic flood defence measures required to protect existing development in Chelmsford City Centre. However, flood risk has the potential to be a significant constraint on future development and there is an increased risk that new development could be inappropriately sited without up-to-date policy and site allocations. Further, opportunities to ensure the timely delivery of flood alleviation schemes may not be realised.

KEY SUSTAINABILITY ISSUES

- The need to protect and enhance the quality of water sources in the Chelmsford City Area.
- The need to promote the efficient use of water resources.
- The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.
- The need to locate new development away from areas of flood risk, taking into account the effects of climate change.
- The need to ensure the timely provision of flood defence/management infrastructure.

3.9 AIR QUALITY

3.9.1 Legislative frameworks and guidance in relation to air quality have been established at both the European and UK level. Policies aim to reduce exposure to specific pollutants by reducing emissions and setting targets for air quality. Policies are driven by the aims of the EU Air Quality Directive (2008/50/EC)⁹⁰. The key objective is to help minimise the negative impacts on human health and the environment. The Directive sets guidance for member states for the effective implementation of air quality targets.

3.9.2 The UK's National Air Quality Strategy⁹¹ sets health-based standards for five key pollutants and objectives for achieving them. This is to ensure a level of ambient air quality in public places that is safe for human health and quality of life. It also recognises that specific action at the local level may be needed depending on the scale and nature of the air quality problem.

3.9.3 The main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016. Other pollution sources, including

currently being assessed and are likely to involve a combination of upstream storage, natural flood management, amendments to the channel to improve conveyance, and localised defences. Developing this will involve working with partners and landowners and as part of the Local Plan the potential for the scheme should be considered as land may need to be set aside to enable delivery of the scheme [EA Communication, 30/05/22].

⁹⁰European Commission (2008) Directive 2008/50/EC on ambient air quality and cleaner air for Europe. Available at: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex:32008L0050>

⁹¹ Department for Environment, Food and Rural Affairs (2023) *Air Quality strategy: framework for local authority delivery*. Available at: <https://www.gov.uk/government/publications/the-air-quality-strategy-for-england/air-quality-strategy-framework-for-local-authority-delivery>

commercial, industrial and domestic sources, also make a contribution to background pollution concentrations.

- 3.9.4 Air pollution, through nitrogen deposition, acid deposition and toxic effects, directly and indirectly affects the health of the natural environment. Whilst some emissions (such as nitrogen oxides associated with the burning of fossil fuels) have fallen overall, others such as ammonia have remained high. Localised effects associated with pollutants can be severe, where, for example nitrogen enrichment encourages nitrogen-tolerant plant growth (such as along road verges), eutrophication of water bodies and inhibition of lichen growth.
- 3.9.5 The 2021 Local Air Quality Monitoring Report explicitly states that air pollution in 2020 reduced significantly due to the Covid-19 pandemic⁹². Subsequently, and with a return to 'normal' traffic levels, the Local Air Quality Monitoring Report (2023)⁹³ identifies that:
- There is a long term downwards trend of monitored NO₂ air pollution.
 - No exceedances of the air quality objectives have been identified in 2022.
 - No exceedances of the air quality objectives at relevant exposure have occurred within the last three years.
 - There are no new developments that will have a significant impact on air quality.
- 3.9.6 The two Air Quality Management Areas (AQMAs) at the Army and Navy Roundabout and A414 Maldon Road, Danbury have been revoked⁹⁴ following the recording of no exceedances over the previous 5 years.

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

- 3.9.7 The development of Park & Ride schemes at Chelmer Valley and Sandon will continue to contribute to changes in patterns of travel behaviour and consequent effects on air quality.
- 3.9.8 To complement the successful Cycle Point secure cycle storage facilities installed at Chelmsford rail station in 2014, the Council has installed thirteen toast-rack bike stands in the Fairfield Road car park and Marconi Plaza to provide additional parking for up to 130 bikes and encourage sustainable commuting to the railway station. An e-scooter trial⁹⁵ continues with some 1,200,000 hires since February 2021.

⁹² Chelmsford City Council (2021) 2021 Air Quality Annual Status Report. Available at:

<https://essexair.org.uk/AQInEssex/LA/Chelmsford.aspx?View=reports&ReportType=Chelmsford&ReportID=Chelmsford21ASR&StartIndex=1&EndIndex=7>

⁹³ Chelmsford City Council (2023) 2023 Air Quality Annual Status Report (ASR) Available at: [Chelmsford 2023 Air Quality Annual Status Report](#)

⁹⁴ See: [81-revocation-of-air-quality-management-areas.pdf \(chelmsford.gov.uk\)](#)

⁹⁵ <https://www.chelmsford.gov.uk/leisure-theatres-and-museums/visiting-chelmsford/chelmsford-e-scooter-trial/>

KEY SUSTAINABILITY ISSUES

- The need to minimise the emissions of pollutants to air, including through continued investment in sustainable transport options and infrastructure to support the use of electric vehicles.

3.10 CLIMATE CHANGE

3.10.1 Rising global temperatures will bring changes in weather patterns, rising sea levels and increased frequency and intensity of extreme weather. The effects of climate change will be experienced internationally, nationally and locally with certain regions being particularly vulnerable. Key trends⁹⁶ will centre on:

- higher average temperatures, particularly in summer and winter
- changes in seasonal rainfall patterns
- rising sea levels
- more very hot days and heatwaves
- more intense downpours of rain
- higher intensity storms

3.10.2 The policy and legislative context in relation to climate change was established at the international level (Kyoto Agreement) and has been transposed into European, national and local legislation, strategies and policies. Reducing man-made carbon dioxide (DM7) emissions to the atmosphere is a national objective in order to contribute to reduce the rate of climate change and its long-term implications. This is driven in the UK by the Climate Change Act (2008) (as amended 2019), which sets a legally binding commitment for the UK government to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050.

3.10.3 **Table 3.16** details the reducing emissions of DM7 from industry, domestic source within the Chelmsford City Area, with industrial/commercial and domestic emissions both reducing by approximately 30% over the period 2018-2022, compared to no reduction in transport emissions.

⁹⁶ UK Climate Impacts Programme (2023) Future Climate Vulnerability. Available at: [3 Future climate vulnerability | UKCIP](#)

Table 3.16 DM7 emissions estimates - Total in Chelmsford (kilotonnes)

	Industry ⁹⁷	Commercial ⁹⁸	Domestic ⁹⁹	Transport ¹⁰⁰	Total* ¹⁰¹
2018	50.4	89.8	264.0	408.9	857.5
2019	43.6	80.7	250.9	401.2	825.7
2020	39.7	67.9	251.4	330.5	727.8
2021	41.4	78.9	254.5	357.2	771.8
2022	40.4	71.5	222.9	352.5	735.0

Source: LG Inform

- 3.10.4 The prudent use of fossil fuels and reducing levels of energy consumption will help to achieve lower DM7 emissions. Between 2005 and 2012, total energy consumption in the Chelmsford City Area decreased from 3,849.5 Gigawatt Hours (GWh) to 3,536.4 GWh. This represents a reduction in energy consumption of 8.1%, although this is significantly lower than the decrease in emissions at the regional level (16.8%) and the national (UK) level (16.5%) over the same period. At 2012, transport was the largest consuming sector of energy equating to 37.4% of all energy consumed. In comparison, the domestic sector consumed 35.7% of energy whilst industry and commercial consumed 27.0%. This is similar to regional trends but differs from the national (UK) average where industry and commercial is the dominant consuming sector followed by domestic and transport.
- 3.10.5 As of 2016, the East of England region generated 8,157 GWh of electricity from renewable sources, higher than all other English regions except Yorkshire and Humber, which generated 19,315 GWh primarily from bioenergy for which the average was 3,602 GWh. This represents an increase in generation of over 500% since 2003. The principal source of electricity was wind, largely offshore wind, which accounted for a combined 4,490 GWh of electricity generated¹⁰².
- 3.10.6 Measures to prevent or minimise the adverse effects of climate change include: efficient use of scarce water resources; adapting building codes to future climate conditions and extreme weather events; building flood defences and raising the levels of dykes; and more

⁹⁷ LG Inform (2022) DM7 emissions estimates - Industry in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=15469&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁹⁸ LG Inform (2022) DM7 emissions estimates - Commercial in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=15470&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

⁹⁹ LG Inform (2022) DM7 emissions estimates - Domestic in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=437&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

¹⁰⁰ LG Inform (2022) DM7 emissions estimates - Transport in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=438&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

¹⁰¹ LG Inform (2022) DM7 emissions estimates - Total in Chelmsford. Available at: https://lginform.local.gov.uk/reports/lgastandard?mod-metric=440&mod-area=E07000070&mod-group=AllDistrictInRegion_East&mod-type=namedComparisonGroup.

¹⁰² Department for Business, Energy & Industrial Strategy (2017) *Regional Statistics 2003-2016: Generation*. Available at: <https://www.gov.uk/government/statistics/regional-renewable-statistics>

climate resilient crop selection (e.g. drought-tolerant species). The UK Government considers the development of a low carbon economy combined with a greater proportion of energy generated by renewable means as essential.

- 3.10.7 This is further enforced by the Government production of a more up to date NPPF, which requires local authorities to do more to combat climate change and tasks developers with considering their potential effects with greater scrutiny than previous versions. The Commons has also issued a climate emergency and though this is not legally binding, it reflects that the vast majority of MPs agree that climate change is an emergency that requires immediate and continuous action. The UK is therefore tasked with achieving a reduction in carbon emissions to zero by 2050.
- 3.10.8 Chelmsford City Council has also declared a climate emergency in 2019, joining 115 first/second tier councils in doing so and joins the 71 of this group who have set themselves a target of achieving net zero carbon (for council related process) by 2030¹⁰³.
- 3.10.9 Following the declaration of a climate emergency, the Council issued a Climate and Ecological Emergency Action Plan in 2020 with the following aims¹⁰⁴, ¹⁰⁵:
- i. *“Establishing a ‘carbon baseline’ position.*
 - ii. *Updating planning guidance on how on-site renewable energy measures can be integrated into new developments and for all new dwellings to incorporate sustainable design features to reduce DM7 and NO2 emissions and the use of natural resources [including putting in place a low carbon infrastructure in strategic growth areas].*
 - iii. *Working with Essex County Council to improve movement around the City, including improvements to the cycling and walking infrastructure, to reduce traffic congestion and journey times and encourage more sustainable travel choices.*
 - iv. *Implementing further measures to reduce the amount of waste generated and ensure that as much as possible of any waste that is generated is reused, recycled or composted.*
 - v. *Implementing measures to lower energy consumption, ensure the most efficient use of water resources, reduce pollution and improve air quality.*
 - vi. *Undertaking a greening programme to significantly increase the amount of woodland and the proportion of tree cover in Chelmsford.*
 - vii. *Implementing measures to improve the ‘green infrastructure’ of Chelmsford, protecting and expanding natural habitats and increasing biodiversity.*

¹⁰³ Chelmsford City Council (2019) Chelmsford City Council declares a climate and ecology emergency. Available at: [Climate emergency declaration and action plan \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/press-releases/2019/07/2019-07-20-chelmsford-city-council-declares-a-climate-and-ecology-emergency)

¹⁰⁴ Chelmsford City Council (2020) Chelmsford Climate emergency and declaration action plan. Available at: <https://www.chelmsford.gov.uk/communities/climate-emergency-declaration-and-action-plan/#:~:text=In%20July%202019%2C%20we%20declared,net%2Dzero%20carbon%20by%202030.&text=In%20January%202020%2C%20we%20agreed,reducing%20carbon%20emissions>

¹⁰⁵ Chelmsford City Council (2022) Issues and Options Topic Paper: Climate Change. Available at: [climate-change-topic-paper.pdf \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/press-releases/2022/01/2022-01-20-climate-change-topical-paper)

- viii. *Improving the environmental quality, attractiveness and recreational potential of public spaces, rivers and waterways and associated green corridors in the City Centre and surrounding areas.*
- ix. *Upgrading the Council's vehicle fleet to embrace the latest low emission technology, including ultra-low emission electric powered vehicles as they become operationally and commercially viable.*
- x. *Supporting the Environment Agency to implement the Margaretting flood alleviation scheme and other flood mitigation measures to reduce the risk of flooding to residential and commercial properties in the City.*
- xi. *Establishing a 'green investment fund' to support the Council's environment plan.*
- xii. *Reviewing the Council's investment strategy in light of the Climate and Ecological Emergency Declaration.*
- xiii. *Reviewing the Council's procurement policies and practices in light of the Climate and Ecological Emergency Declaration.*
- xiv. *Creating opportunities for people, local organisations and businesses to get involved, to influence and to inspire innovation and cooperation in response to the key challenges identified in the Climate and Ecological Emergency.*
- xv. *Reviewing the Council's human resources and employment policies and practices in light of the Climate and Ecological Emergency Declaration."*

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.10.10 UK Climate Projections (UKCP18)¹⁰⁶ provide climate information for the UK up to the end of this century and projections of future changes to the climate are given, based on simulations from climate models. Projections are broken down to a regional level across the UK and illustrate the potential range of changes and the level of confidence in each prediction.

3.10.11 According to the UKCP18, the following climatic changes are likely:

- By the end of the 21st century, all areas of the UK are projected to be warmer, more so in summer than in winter. This projected temperature rise in the UK is consistent with future warming globally.
- By 2070, in the high emission scenario, the likely temperature increase amounts to 0.9 °C to 5.4 °C in summer, and 0.7 °C to 4.2 °C in winter.
- Hot summers are expected to become more common. The summer of 2022 was the warmest summer for the UK exceeding 2018, 2006, 2003 and 1976. Climate change has already increased the chance of seeing a summer as hot as 2018 to between 12-

¹⁰⁶ Met Office (2021) UK Climate Projections: Headline Findings

https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/research/ukcp/ukcp18_headline_findings_v3.pdf

25%. With future warming, hot summers by mid-century could become even more common, near to 50%.

- Rainfall patterns across the UK are not uniform and vary on seasonal and regional scales and will continue to vary in the future.
- Despite overall summer drying trends in the future, new data from UKCP Local (2.2km) suggests future increases in the intensity of heavy summer rainfall events. These increases in UKCP Local (2.2km) are typically greater than those in the Regional (12 km).
- UKCP Local (2.2km) suggests significant increases in hourly precipitation extremes in the future.
- For London, sea level rise by the end of the century (when compared to 1981-2000), for the low emission scenario is very likely to be in the range 0.29m to 0.70m. For a high emission scenario, the range is very likely to be 0.53m to 1.15m.
- We can continue to expect increases to extreme coastal water levels driven mainly by increases in mean sea level rise, although we cannot rule out additional changes in storm surges.

3.10.12 In addition, the following broad threats will occur:

- decrease in water resources exacerbated by a potential increase in demand;
- increase in risk to people, property and the environment from flooding;
- hotter and sunnier summers putting public health and safety at greater risk;
- hotter summers causing greater “heat stress” to buildings, utilities and the transport system; and
- decrease in soil moisture (particularly during summer and autumn) affecting agriculture, the natural environment and landscape.

3.10.13 Climate change is occurring and will continue regardless of local policy intervention. However, national policy on climate change, adopted Local Plan policy and other plans and programmes alongside the progressive tightening up of Building Regulations will help to ensure that new development is located and designed to adapt to the effects of climate change and that measures are in place to mitigate climate change. Notwithstanding this, without the Review of the Adopted Local Plan, the Council is likely to have less control over, in particular, the location of new development which could exacerbate climate change impacts and mean that opportunities to mitigate effects (for example, through reducing transport movements, tree planting and district-scale renewable energy solutions) may be missed.

KEY SUSTAINABILITY ISSUES

- The need to ensure that new development anticipates and can be adapted to the effects of climate change.
- The need to increase woodland and tree cover to help mitigate and adapt to climate change.
- The need to mitigate climate change including through maximising renewable energy provision at site and district level.

3.11 MATERIAL ASSETS

WASTE

- 3.11.1 Essex County Council is the waste disposal authority and the minerals and waste planning authority for the County, including the Chelmsford City Area. Chelmsford City Council, meanwhile, is a waste collection authority with a statutory duty under the provisions of the Environmental Protection Act 1990 (as amended) to arrange for the collection of household waste in its area.
- 3.11.2 Growing levels of waste and a number of fiscal instruments have led authorities to recycle and compost more waste, landfill less and use waste as a means to generate power. Increased recycling and composting rates as well as energy recovery rates in future years will, however, be necessary if a reduction in the volume of waste going to landfill is to occur. The Waste Management Plan for England (2021) requires that by 2035 the re-use and the recycling of municipal waste is increased to a minimum of 65% by weight and the amount of municipal waste landfilled is reduced to 10% or less of the total amount of municipal waste generated (by weight).
- 3.11.3 **Table 3.17** illustrates, by local authority area within Essex, the total amount of waste produced and proportion recycled. Chelmsford records some 55.3% of waste as recycled or composted, the County average being 49.9%.

Table 3.17 Amounts and proportions of waste produced and recycled by Essex Local Authority Area 2020/21

Authority	House hold Residual Waste (Tonnes)	House hold Waste Reused or Recycled (Tonnes)	Household Waste Composted (Tonnes)	Total Household Waste (Tonnes)	Household Waste Reused or Recycled (%)	Household Waste Composted (%)	Total Recycled or Composted (%)	Number of Households
Basildon Borough Council	46507.21	20890.36	18,822	86,220	24.2%	21.8%	46.1%	79,085
Braintree District Council	31273.09	12632.13	14,920	58,825	21.5%	25.4%	46.8%	66,168
Brentwood Borough Council	18634.67	7141.50	5,964	31,740	22.5%	18.8%	41.3%	34,072
Castle Point Borough Council	19246.27	8691.86	9,094	37,031	23.5%	24.6%	48.0%	38,908
Chelmsford City Council	34338.12	18027.24	24,412	76,777	23.5%	31.8%	55.3%	77,768
Colchester Borough Council	31213.87	17483.50	16,240	64,937	26.9%	25.0%	51.9%	83,647
Epping Forest District Council	25555.55	16618.48	18,256	60,430	27.5%	30.2%	57.7%	57,163
Harlow Council	17700.44	8626.78	3,878	30,206	28.6%	12.8%	41.4%	36,618
Maldon District Council	11235.93	7308.32	8,178	26,722	27.3%	30.6%	58.0%	28,784
Rochford District Council	14985.91	8397.30	12,465	35,848	23.4%	34.8%	58.2%	36,491
Tending District Council	30879.06	11583.37	9,240	51,703	22.4%	17.9%	40.3%	71,766
Uttlesford District Council	16559.27	10677.70	7,257	34,494	31.0%	21.0%	52.0%	38,433
Waste Collection Authority Total	298,128	148,079	148,725	594,932	24.9%	25.0%	49.9%	650,903
Essex County Council - Waste Disposal Authority Total	40,352	50,320	10,945	101,617	49.5%	10.8%	60.3%	650,903
Recycling of MBT Residual Waste		2,867						
Essex Waste Partnership Total	335,613	201,266	159,670	696,549	28.9%	22.9%	51.8%	650,903

MINERALS

- 3.11.4 Government policy promotes the general conservation of minerals whilst at the same time ensuring an adequate supply is available to meet needs. Mineral resources are not

distributed evenly across the country and some areas are able to provide greater amounts of certain minerals than they actually use.

3.11.5 A summary of Essex's minerals profile is provided within Essex Minerals Local Plan (2014)^{107, 108}. It highlights that:

- Essex has extensive deposits of sand and gravel; there are more localised deposits of silica sand, chalk, brickearth and brick clay;
- marine dredging takes place in the extraction regions of the Thames Estuary and the East Coast, whilst aggregate is landed at marine wharves located in east London, north Kent, Thurrock, and Suffolk. Essex has no landing wharves of its own;
- there are no hard rock deposits in the County so this material must be imported into Essex. This currently occurs via rail to the existing rail depots at Harlow and Chelmsford;
- Essex is the largest producer and consumer of sand and gravel in the East of England;
- there are 20 permitted sand and gravel sites in Essex, one silica sand site, two brick clay and one chalk site;
- there are two marine wharves and four rail depots capable of handling aggregates;
- construction, demolition and excavation waste is also recycled at 29 dedicated and active aggregate recycling sites; and
- aggregate is both imported into Essex (hard rock, and sand and gravel) and exported (sand and gravel, primarily to London).

3.11.6 Policy P1 of the Minerals Local Plan allocates Blackley Quarry, Great Leighs and Land at Shellow Cross Farm in Roxwell as preferred and reserve sites for sand and gravel extraction. Bulls Lodge Quarry, meanwhile, is allocated under Policy S5 as a Strategic Aggregate Recycling Site (SARS) (i.e. a site with a capacity to recycle at least 100,000 tonnes per annum as a minimum). Chelmsford Rail Depot is allocated as a safeguarded transshipment site whilst Bulls Lodge and Essex Regiment Way are identified as safeguarded coated stone plants.

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.11.7 Overall, between 2005/06 and 2015/16 the waste arisings in Essex reduced by 1% (from 0.687mt in 2005/06 to 0.679mt in 2015/16). However, when compared to the lowest total waste managed in any monitoring period (in 2012/13), the total local authority collected waste arisings increased by 0.034mtpa, which could be attributed to an increase in households within County.

¹⁰⁷ Essex County Council (2014) *Essex Minerals Local Plan Adopted July 2014*. Available from: <https://www.essex.gov.uk/Environment%20Planning/Planning/Minerals-Waste-Planning-Team/Planning-Policy/minerals-development-document/Documents/Essex%20Minerals%20Plan%20-%20Adopted%20July%202014.pdf>

¹⁰⁸ Essex County Council (2021) Interim Minerals Authority Monitoring Report 2021 Available at: <https://assets.cffassets.net/knkzaf64jx5x/4otwoarfxoJmBuxFRNPRyJ/b2d56d210e8a2d7bcf0a80436f659d80/Interim-Minerals-Authority-Monitoring-Report-2018-2020.pdf>

- 3.11.8 The way that the household waste arisings is managed has changed drastically. Since 2005/06, the amount recycled has increased by 41%, which is comparable to the 30% reduction in the amount being sent to landfill during the same timeframe. The single largest improvement is within the amount of waste that is composted, which has nearly doubled since 2005/06, although this is the smallest waste type managed.
- 3.11.9 However, the Chelmsford City Area still has considerable issues with household waste and the amount of waste that is not sent to recycling, which can be seen in the household waste data for the past five years.
- 3.11.10 Overall, waste generation in the Chelmsford City Area is expected to increase, commensurate with population growth. This could place pressure on existing waste management facilities, although it is envisaged that recycling/reuse rates would also continue to rise and new facilities will be established. In this regard, the Council's strategy and improvement plan for recycling and waste collection services¹⁰⁹ seeks to deliver a significant reduction in the amount of energy and natural resources consumed and a corresponding reduction in the level of greenhouse gases that are generated by producing less waste and achieving high levels of reuse, recycling and energy recovery. The Joint Municipal Waste Management Strategy for Essex¹¹⁰, meanwhile, seeks to achieve high levels of recycling, with an aspiration to achieve collectively 60% recycling of household waste by 2020.
- 3.11.11 The replacement Essex Waste Local Plan 2017¹¹¹ highlights that there will be an increase in the amount of waste that is generated in the plan area by 2032, subject to future waste minimisation measures and changes in construction practises. In particular, it highlights that:
- a capacity gap currently exists for biological waste treatment, which is anticipated to increase to 217,000 tpa;
 - a capacity gap has been forecast for 2031/32 for inert waste management, with a further 1.5mtpa required by this period;
 - a capacity gap of 50,250 tpa hazardous waste management has been expected by 2031/32.
- 3.11.12 The Essex Waste Local Plan 2017 also establishes an aim for the Essex and Southend-on-Sea region to be net self-sufficient by 2032.
- 3.11.13 New development (both within the Chelmsford City Area and nationally) may place pressure on local mineral assets to support construction. However, the adopted Minerals Local Plan (2014) sets requirements for the provision of primary minerals for the County for the 18-year period to 2029. This Plan is currently under review. In the case of

¹⁰⁹ Chelmsford City Council (2009) *Managing waste in Chelmsford... today and tomorrow. A strategy and improvement plan for recycling and waste collection services in Chelmsford*. Available at: http://chelmsford.govplatform.firmstep.com/sites/default/files/documents/files/Managaing_waste_in_Chelmsford..._today_and_tomorrow_-_Strategy_for_Recycling_and_Waste_Collections_S.pdf

¹¹⁰ Essex County Council (2008) *Joint Municipal Waste Management Strategy for Essex (2007 to 2032)*. Available at: http://www.essex.gov.uk/Environment%20Planning/Recycling-Waste/Waste-Strategy/Documents/Waste_Strategy_-_version_approved_by_ECC_Full_Council_on_15.07.08.pdf

¹¹¹ Essex County Council and Southend on Sea Borough Council (2017) *Essex and Southend-on-Sea Waste Local Plan*. Available at: <https://www.southend.gov.uk/development-plan-documents/essex-southend-waste-local-plan>,

preferred sites for sand and gravel extraction, the principle of extraction has been accepted and the need for the release of minerals proven.

- 3.11.14 Overall, planning for waste and minerals is a County function and in consequence, the baseline would not be expected to change significantly without the Review of the Adopted Local Plan. However, policies in the Review of the Adopted Local Plan could support the objectives of the emerging Waste Local Plan and adopted Minerals Local Plan including by, for example, promoting the provision of on-site recycling facilities and the sustainable use of materials in new development.

KEY SUSTAINABILITY ISSUES

- The need to minimise waste arisings and encourage reuse and recycling.
- The need to promote the efficient use of mineral resources.
- The need to ensure the protection of Chelmsford's mineral resources from inappropriate development, in accordance with the adopted Minerals Local Plan.
- The need to address identified capacity gaps for waste management that currently exist and are forecast to exist.
- The need to achieve net self-sufficiency by 2032.

3.12 CULTURAL HERITAGE

- 3.12.1 Chelmsford's cultural heritage is a key feature of the local authority area. The National Heritage List for England includes the following entries for the Chelmsford City Area:

- 1,011 listed building entries (comprising 20 Grade I, 43 Grade II* and 948 Grade II listed buildings¹¹²);
- 19 Scheduled Monuments; and
- 6 Registered Parks and Gardens of Special Interest (comprising 1 Grade II* and 5 Grade II parks and gardens).¹¹³

- 3.12.2 Designated heritage assets in the Chelmsford City Area are shown in **Figure 3.14**. Additionally, there are 25 Conservation Areas in the Chelmsford City Area. These mainly include historic villages and towns, but also other important historic areas such as the Chelmer and Blackwater Navigation and St John's Hospital.

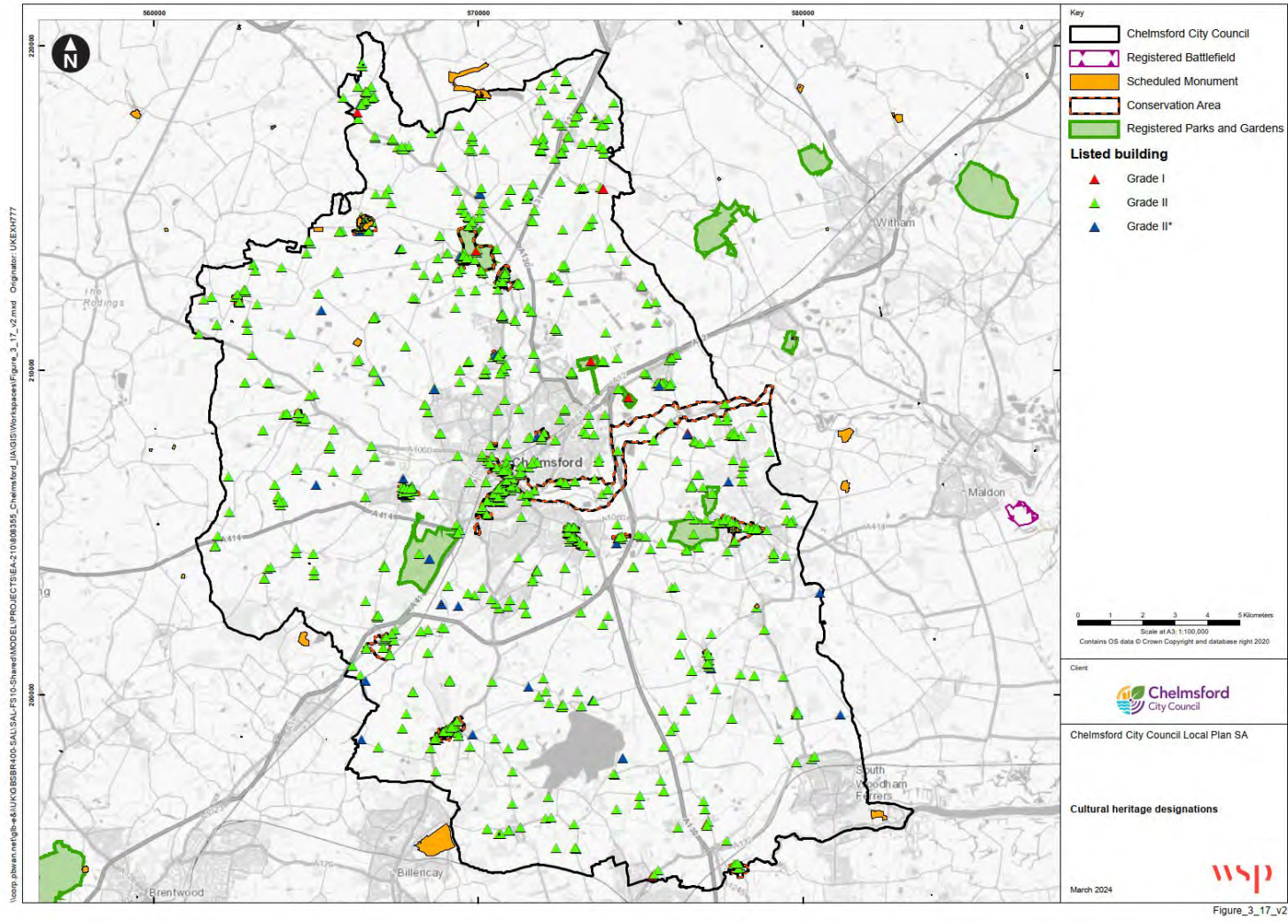
- 3.12.3 There are also many buildings within the Chelmsford City Area which are not listed, but which contribute to the character of the area. The Council has recognised the buildings and structures which it feels are of particular local interest in a local register¹¹⁴.

¹¹² Historic England (2022) Chelmsford Listed Buildings List. Available at: <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Chelmsford>.

¹¹³ Historic England (2017) *National Heritage List for England*. Available at: <https://historicengland.org.uk/listing/the-list/>

¹¹⁴ Chelmsford City Council (2017) *Register of buildings for local value*. Available at: <https://www.chelmsford.gov.uk/planning-and-building-control/conservation-areas-and-listed-buildings/historic-and-important-local-buildings/>

Figure 3.14 Designated Cultural Heritage Assets



- 3.12.4 Chelmsford's coastline is situated on the north bank of the Crouch Estuary and consists of large areas of historical and archaeological interest. The zone historically comprised low lying salt marsh and grazing marsh, the Crouch and associated creeks facilitated exploitation of marine resources and access to coastal trade and transport. The archaeological resources comprise a varied range of deposits associated with the exploitation of the coastal region. Neolithic and Mesolithic land surfaces are preserved and overlain by later deposits. The wider City Area also includes numerous sites of archaeological importance, many of which have archaeological potential but have no statutory protection.
- 3.12.5 Within the Chelmsford City Area, the current historical assets that are on the Council's 'At Risk' register are shown below¹¹⁵. The number of heritage assets at risk within the Chelmsford City Area stands at 12, four of which are grade II* listed; three of which are grade II listed; three of which are unlisted but within Conservation Areas, one of local interest and one Registered Park and Garden:
- Signal Box, Chelmsford Station, Duke Street, Chelmsford
 - Shire Hall, High Street, Chelmsford
 - Writtle Wick, Chelmsford
 - Chelmsford West End Conservation Area
 - The Brick Barn, Brick Barns Farm, Danbury
 - Wickham House, Runsell Green, Danbury
 - 66-68 High Street, Great Baddow
 - The Cottage, Hyde Hall Lane, Great Waltham
 - Mashbury Church, Mashbury Hall Chase, Mashbury
 - Stock Windmill, Mill Lane, Stock
 - Rectory Hall, Stock Road, Stock
 - The Barn at the Bear Public House, The Square, Stock

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

- 3.12.6 It is reasonable to assume that the majority of Chelmsford City Area's designated heritage assets would be protected without the Review of the Adopted Local Plan (since works to them invariably require consent). However, elements which contribute to their significance could be harmed through inappropriate development in their vicinity. Opportunities to enhance assets may also be missed. Further, other non-designated elements which contribute to the character of the area could be harmed without an up-to-date policy framework. Notwithstanding this, it is recognised that national planning policy

¹¹⁵ Chelmsford City Council (2023) Historic Buildings at Risk in Chelmsford City 2023. Available at: www.chelmsford.gov.uk/media/edycnhwb/historic-buildings-at-risk-2023.pdf?allid=25184



set out in the NPPF and adopted Local Plan policy and associated guidance would together provide a high level of protection in this regard.

KEY SUSTAINABILITY ISSUES

- The need to protect and enhance Chelmsford City Area's cultural heritage assets and their settings.
- The need to avoid harm to designated heritage assets and the contribution made by their setting.
- The need to recognise the value of non-designated heritage assets and protect these where possible.
- The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.

3.13 LANDSCAPE AND TOWNSCAPE

LANDSCAPE

- 3.13.1 The landscape of the Chelmsford City Area has evolved as a result of an interaction of the physical structure of the landscape and the vegetation and land uses that cover it. The basic structure of the landscape is fundamentally influenced by its underlying rocks and relief.
- 3.13.2 The Chelmsford City Area comprises two National Landscape Character Areas (NCA)¹¹⁶, namely South Suffolk and North Essex Clayland to the north and Northern Thames Basin to the south. The South Suffolk and North Essex Clayland is an ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century. The widespread moderately fertile, chalky clay soils give the vegetation a more or less calcareous character. Gravel and sand deposits under the clay are important geological features, often exposed during mineral extraction, which contribute to our understanding of ice-age environmental change.
- 3.13.3 The Northern Thames Basin is an area rich in geodiversity, archaeology and history and diverse landscapes ranging from the wooded Hertfordshire plateaux and river valleys, to the open landscape and predominantly arable area of the Essex heathlands, with areas of urbanisation mixed in throughout. Urban expansion has been a feature of this area. This has put increased pressure on the area in terms of extra housing developments, schools and other necessities for expanding populations, with a consequential reduction in tranquillity.
- 3.13.4 The Landscape Character Assessment for the local authority area¹¹⁷ identifies the following Landscape Character Types:
- River Valley, characterised by:
 - ▶ v-shaped or u-shaped landform which dissects Boulder Clay/Chalky Till plateau;
 - ▶ main river valley served by several tributaries;
 - ▶ flat or gently undulating valley floor;
 - ▶ intimate character in places; and
 - ▶ wooded character in places.

¹¹⁶ Natural England (2014) *National character area profiles*. Available at: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

¹¹⁷ Chris Blandford Associates (2006) *Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments*. Available at: www.chelmsford.gov.uk/media/r5wapqrb/eb-099-braintree-brentwood-chelmsford-maldon-and-uttlesford-landscape-character-assessment.pdf

- Farmland Plateau, characterised by:
 - ▶ elevated gently rolling Boulder Clay/Chalky Till plateau landscape which is incised by river valleys;
 - ▶ network of winding lanes and minor roads;
 - ▶ medium to large-scale enclosed predominantly arable fields;
 - ▶ long distance views across valleys from certain locations; and
 - ▶ well wooded in places (with several areas of semi-natural and ancient woodland).
- Drained Estuarine Marsh, characterised by:
 - ▶ areas of flat, artificially drained former saltmarsh currently grassland and cultivated fields;
 - ▶ visible sea walls separate drained former marshland and current saltmarsh/mudflats;
 - ▶ lack of large areas of trees or woodland; and
 - ▶ network of visible drainage ditches.
- Wooded Farmland, characterised by:
 - ▶ elevated undulating hills or ridges and slopes;
 - ▶ mixture of arable and pasture farmland;
 - ▶ pockets of common and pasture;
 - ▶ views to wooded horizons;
 - ▶ well wooded with blocks of mature mixed and deciduous woodland (including areas of ancient and semi-natural woodland); copses, hedges and mature single trees;
 - ▶ mature field boundaries;
 - ▶ framed views to adjacent character areas;
 - ▶ enclosed character in places; and
 - ▶ network of quiet, often tree-lined narrow lanes.

3.13.5 There are no national landscape designations affecting the Chelmsford City Area. However, a large proportion of the local authority area is Metropolitan Green Belt (about 35% of the total area). The Green Wedge is defined in the adopted Local Plan along the river valleys within Chelmsford and its suburbs, recognising the important visual and landscape function that they have for the City.

TOWNSCAPE

3.13.6 The City Centre has areas of distinct built character based on history, townscape and use, all requiring the reinforcement of their sense of place.

3.13.7 South Woodham Ferrers was the first large-scale application of the urban design promoted by the Essex Design Guide. The public and private sector delivery and the



resulting character of the town’s built environment as well as the relatively small size of the town set it apart from earlier new towns.

LIKELY EVOLUTION OF THE BASELINE WITHOUT THE REVIEW OF THE ADOPTED LOCAL PLAN

3.13.8 New development is likely to place pressure on the landscape of the Chelmsford City Area. Whilst national planning policy set out in the NPPF, adopted Local Plan policy and guidance contained in the Council’s suite of SPD would continue to offer some protection and guidance, there is the potential that development could be inappropriately sited and designed without an up-to-date policy framework. This could adversely affect the landscape and townscape character of the area. Further, opportunities may not be realised to enhance landscape and townscape character through, for example, the provision of green infrastructure or the adoption of high quality design standards which reflects local character.

KEY SUSTAINABILITY ISSUES

- The need to conserve and enhance Chelmsford City Area's landscape character including the character of its villages and surrounding countryside.
- The need to preserve and appropriately manage development within the Green Belt, Green Wedge and Coastal Protection Areas.
- The need to promote high quality design that respects local character.
- The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments.
- The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements.

3.14 KEY SUSTAINABILITY ISSUES

3.14.1 From the analysis of the baseline presented in the preceding sections, a number of key sustainability issues affecting the Chelmsford City Area have been identified. These issues are summarised in **Table 3.18**.

Table 3.18 Key Sustainability Issues Identified

Topic	Key Sustainability Issues
Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> • The need to conserve and enhance biodiversity including sites designated for their nature conservation value. • The need to provide net gains in biodiversity where possible. • The need to maintain, restore and expand Biodiversity Action Plan habitats. • The need to safeguard existing green infrastructure assets. • The need to enhance the multifunctional green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate.

Topic	Key Sustainability Issues
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Population and Community	<ul style="list-style-type: none"> • Overall, the need to create sustainable places where people want to live, work and relax. • The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix of accommodation to suit all household types. • The need to make best use and improve the quality of the existing housing stock. • The need to support the delivery of independent living housing for older people and people with disabilities. • The need to deliver a range of employment sites to support economic growth. • The need to ensure a flexible supply of land for employment development. • The need to address the surplus of unsuitable office space in the City Centre. • The need to support economic development in the rural areas of Chelmsford. • The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies. • The need to raise incomes and especially for those whose incomes are in the lowest quartile. • The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford. • The need to tackle pockets of deprivation that exist in the area. • The need to maintain and raise educational attainment and skills in the local labour force. • The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages. • The need to promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs. • The need to address forecast deficits in, in particular, school places and early years and childcare provision. • The need to support the City Area's educational establishments including Anglia Ruskin University and ARU Writtle. • The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development. • The need to safeguard the identity of existing communities. • The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.
Health and Wellbeing	<ul style="list-style-type: none"> • The need to protect the health and wellbeing of Chelmsford's population. • The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity. • The need to plan for an ageing population. • The need to address health inequalities. • The need to combat suicide and its causes. • The need to protect and enhance open space provision across the Chelmsford City Area. • The need to support high quality design that creates safe and secure communities. • The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.

Topic	Key Sustainability Issues
Transport and Accessibility	<ul style="list-style-type: none"> • The need to ensure timely investment in transport infrastructure and services through securing developer funded works or contributions and other sources of funding. • The need to address congestion, particularly on and around the main A12, A130 and A414 transport corridors. • The need to address existing junction capacity issues. • The need to enhance the connectivity of more remote settlements, particularly to the north of the Chelmsford City Area. • The need to encourage alternative modes of transport to the car, including the expansion of park and ride sites. • The need to ensure that new development is accessible to a range of community facilities and services and jobs so as to reduce the need to travel. • The need to reduce out-commuting by creating a stronger employment market within the Chelmsford City Area. • The need to encourage walking and cycling, as part of active travel. • The need to encourage the use of public transport, and in particular key transport interchanges between different modes, namely bus and rail. • The need to encourage car sharing, especially along heavily congested transport corridors. • The need to address congestion in and around the City Centre. • The need to investigate more innovative and creative ways to tackle behaviour change, rather than simply the monitoring of travel patterns.
Land Use, Geology and Soils	<ul style="list-style-type: none"> • The need to encourage development on previously developed (brownfield) land. • The need to make best use of existing buildings and infrastructure. • The need to protect the best and most versatile agricultural land. • The need to protect and enhance sites designated for their geological interest.
Water	<ul style="list-style-type: none"> • The need to protect and enhance the quality of water sources in the Chelmsford City Area. • The need to promote the efficient use of water resources. • The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development. • The need to locate new development away from areas of flood risk, taking into account the effects of climate change. • The need to ensure the timely provision of flood defence/management infrastructure.
Air Quality	<ul style="list-style-type: none"> • The need to minimise the emissions of pollutants to air, including through continued investment in sustainable transport options and infrastructure to support the use of electric vehicles.
Climate Change	<ul style="list-style-type: none"> • The need to ensure that new development anticipates and can be adapted to the effects of climate change. • The need to increase woodland and tree cover to help mitigate and adapt to climate change. • The need to mitigate climate change including through maximising renewable energy provision at site and district level.

Topic	Key Sustainability Issues
Material Assets	<ul style="list-style-type: none"> • The need to minimise waste arisings and encourage reuse and recycling. • The need to promote the efficient use of mineral resources. • The need to ensure the protection of Chelmsford's mineral resources from inappropriate development, in accordance with the adopted Minerals Local Plan. • The need to address identified capacity gaps for waste management that currently exist and are forecast to exist. • The need to achieve net self-sufficiency by 2032.
Cultural Heritage	<ul style="list-style-type: none"> • The need to protect and where appropriate enhance Chelmsford City Area's cultural heritage assets and their settings. • The need to avoid harm to designated heritage assets. • The need to recognise the value of non-designated heritage assets and protect and where appropriate enhance these where possible. • The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.
Landscape and Townscape	<ul style="list-style-type: none"> • The need to conserve and where appropriate enhance Chelmsford City Area's landscape character including the character of its villages and surrounding countryside. • The need to preserve and appropriately manage development within the Green Belt, Green Wedge and Marine Conservation Zone. • The need to promote high quality design that respects local character. • The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments. • The need to protect landscapes of value to the local economy where these have been specifically identified in landscape character statements.



4. THE IIA ASSESSMENT FRAMEWORK AND METHODOLOGY

4.1 IIA ASSESSMENT FRAMEWORK

- 4.1.1 The Assessment Framework comprises sustainability objectives and guide questions to inform the assessment. Establishing assessment objectives and guide questions is central to appraising the sustainability (including health and equalities) effects of the Local Plan. Broadly, the Assessment Objectives define the long term aspirations for the Chelmsford City Area with regard to social, economic and environmental considerations (including EqIA and HIA matters) and it is against these objectives that the components of the Pre-Submission Consultation Document have been appraised.
- 4.1.2 **Table 4.1** presents the Assessment Framework including Assessment Objectives and associated guide questions. The Assessment Objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes (**Section 2**), the key sustainability issues identified through the analysis of the socio-economic and environmental baseline conditions (**Section 3**) and comments received during consultation on the Scoping Report, Issues and Options and Preferred Options consultations (see **Appendix B**). The SEA topic(s) to which each of the Assessment Objectives relates is included in the third column.

Table 4.1 The Assessment Framework

Objective	Guide Questions	SEA Regulations Topic(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	<ul style="list-style-type: none"> Will it conserve and enhance international and national designated nature conservation sites (Special Areas of Conservation, Special Protection Areas, Ramsars and Sites of Special Scientific Interest) both within and beyond the local authority area? Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? Will it avoid damage to, and protect, geologically important sites? Will it conserve and enhance priority species and habitats? Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process through Biodiversity Net Gain? Will it enhance ecological connectivity and maintain and improve the multifunctional green infrastructure network? Will it provide opportunities for people to access the natural environment? Will it contribute to Biodiversity Net Gain across the City? 	Biodiversity, Fauna and Flora Human Health
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<ul style="list-style-type: none"> Will it provide a range of housing types to meet the current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes which meet the needs of all groups in society? Will it deliver homes of high energy efficiency standards which contribute to the City Area's zero carbon targets? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? Will it deliver independent living housing for older people and people with disabilities? 	Population

Objective	Guide Questions	SEA Regulations Topic(s)
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	<ul style="list-style-type: none"> • Will it provide a supply of high quality employment land to meet the needs of existing businesses and attract inward investment? • Will it maintain and enhance economic competitiveness and promote the interests of local businesses? • Will it help to diversify the local economy? • Will it provide good quality, well paid, and accessible employment opportunities that meet the needs of local people and all groups in society? • Will it improve the physical accessibility of training and employment opportunities, including childcare provision? • Will it support rural diversification and economic development? • Will it promote a low carbon economy? • Will it reduce out-commuting? • Will it contribute to opportunities for home-working? • Will it improve access to training to raise employment potential? • Will it promote investment in educational establishments? 	Population
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> • Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? • Will it promote principles of inclusive and age-friendly design? • Will it encourage more people to live in urban areas? • Will it enhance the public realm, including provision for pedestrians and cyclists? • Will it enhance the viability and vitality of South Woodham Ferrers town centre and neighbourhood centres? • Will it tackle deprivation in the most deprived areas and reduce inequalities in access to education, employment and services amongst all social groups? • Will it maintain and enhance community facilities and services, through co-location, for example? • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion and good community relations? 	Population Human Health
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to multifunctional open space, leisure and recreational facilities for all residents? • Will it provide for the management and maintenance of open spaces, such as through Stewardship Agreements? • Will it promote healthier lifestyles amongst all residents? • Will it meet the needs of an ageing population and support those with disabilities? • Will it align investment in healthcare facilities and services with growth? • Will it improve access to healthcare facilities and services? • Will it promote community safety and reduce the fear of crime through safe and welcoming open and natural spaces? • Will it reduce actual levels of crime and anti-social behaviour? • Will it promote design that discourages crime? • Will it promote a healthier community food environment such as through opportunities for food growing? 	Population Human Health

Objective	Guide Questions	SEA Regulations Topic(s)
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport through the provision of connected, attractive and safe routes? • Will it help to reduce traffic congestion and improve road safety? • Will it allow for people with mobility problems or a disability to access buildings and places? • Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? • Will it enhance Chelmsford's role as a key transport node? • Will it reduce the level of freight movement by road? 	Population Human Health Air Climatic Factors
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> • Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? • Will it avoid the loss of best and most versatile agricultural land? • Will it reduce the amount of derelict, degraded and underused land? • Will it encourage the reuse of existing buildings and infrastructure? • Will it prevent land contamination and facilitate remediation of contaminated sites? 	Material Assets Soil
8. Water: To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> • Will it reduce water pollution and improve ground and surface water quality? • Will it address issues associated with nutrient loading? • Will it reduce water consumption and encourage water efficiency? • Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	Water
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> • Will it help to minimise the risk of flooding to existing and new developments/infrastructure? • Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? • Will it discourage inappropriate development in areas at risk from flooding? • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver multifunctional sustainable urban drainage systems (SUDs) where possible and promote investment in flood defences that reduce vulnerability to flooding? 	Climatic Factors Water
10. Air: To improve air quality.	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues? • Will it avoid locating development in areas of existing poor air quality? • Will it minimise emissions to air from new development, such as through the preparation of a sustainable travel plan to reduce car use? • Will it provide for electric charging points to support the adoption of electric vehicles? • Will it affect air quality at designated sites that are sensitive to air pollution? 	Air Human Health Biodiversity, Fauna and Flora

Objective	Guide Questions	SEA Regulations Topic(s)
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions, assisting realisation of the City Area’s emission targets? Will it plan or implement adaptation measures for the likely effects of climate change? Will it maximise the delivery of renewable and low carbon energy generation at site level and district level and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? Will it deliver homes and other buildings of high energy efficiency standards which contribute to the City Area’s zero carbon targets? 	Climatic Factors
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it result in development within a Minerals Safeguarding Area? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? 	Material Assets
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being ‘at risk’? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness, recognising the diversity of Chelmsford’s population? Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? 	Cultural Heritage Landscape
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and maintain its extent? Will it help to conserve and enhance the Marine Conservation Zone? Will it avoid inappropriate erosion of the Green Wedge? Will it protect tranquil landscapes and areas? 	Landscape Cultural Heritage

4.1.3 **Table 4.2** shows the extent to which the Assessment Objectives encompass the range of issues identified in the SEA Regulations.

Table 4.2 Coverage of SEA Regulations Topics by the Assessment Objectives

SEA Regulations Topic	Assessment Objective(s)
Biodiversity, Fauna & Flora	1, 10
Population *	2, 3, 4, 5, 6
Human Health	1, 4, 5, 6, 10
Soil	7
Water	8, 9
Air	6, 10
Climatic Factors	6, 9, 11
Material Assets *	7, 12
Cultural Heritage including architectural and archaeological heritage	13, 14
Landscape	13, 14

* These terms are not clearly defined in the SEA Regulations.

4.2 METHODOLOGY

4.2.1 Based on the contents of the Pre-Submission Consultation Document detailed in **Section 1.4**, the Assessment Framework has been used to appraise the following key components of the document:

- Strategic Priorities;
- Housing and Employment Land Requirements; and
- Spatial Strategy.

4.2.2 The approach to the assessment of each of the elements listed above is set out in the sections that follow.

STRATEGIC PRIORITIES

4.2.3 The Strategic Priorities are intended to support and guide the Spatial Strategy for the Local Plan. It is therefore important that the Strategic Priorities are aligned with the Assessment Objectives. The Strategic Priorities contained in the Pre-Submission Consultation Document (see **Section 1.4**) have therefore been appraised for their compatibility with the objectives that comprise the Assessment Framework to help establish whether the proposed general approach to the Local Plan is in accordance with the principles of sustainability. A compatibility matrix has been used to record the assessment, as shown in **Table 4.3**.

Table 4.3 Compatibility Matrix

Assessment Objective	Strategic Priorities			
	Strategic Priority 1	Strategic Priority 2	Strategic Priority 3	Strategic Priority 4 ...etc
1. Biodiversity and Geodiversity	+	0	+	?
2. Housing	+	-	+	+
3. Etc...	+	0	+	?

Key

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both compatibilities and incompatibilities between the Spatial Principles and the Assessment Objectives. Where a box is coloured but also contains a '?', this indicates a degree of uncertainty regarding the relationship between the Spatial Principles and the Assessment Objectives although a professional judgement is expressed in the colour used.

4.2.4 The findings of the compatibility assessment of the Strategic Priorities and the Assessment Objectives are presented in **Section 5.2**.

HOUSING AND EMPLOYMENT LAND REQUIREMENT

4.2.5 The Pre-Submission Consultation Document sets out requirements relating to the quantum of housing and jobs to be delivered in the Chelmsford City Area over the plan period. These requirements have been appraised against each of the Assessment Objectives using an assessment matrix. The matrix includes:

- the Assessment Objectives;
- a score indicating the nature of the effect for projection on each Assessment Objectives;
- a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- recommendations, including any mitigation or enhancement measures.

4.2.6 The format of the matrix that has been used in the assessment is shown in **Table 4.4**. A qualitative scoring system has been adopted which is set out in **Table 4.5** and to guide the assessment, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 14 Assessment Objectives; these can be found in **Appendix E**.

Table 4.4 Assessment Matrix – Housing and Employment Land Requirements

Assessment Objective	Assessment
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<p>Likely Significant Effects A description of the likely effects of each approach on the Objective has been provided here.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Mitigation and enhancement measures are outlined here. <p>Assumptions</p> <ul style="list-style-type: none"> Any assumptions made in undertaking the assessment are listed here. <p>Uncertainties</p> <ul style="list-style-type: none"> Any uncertainties encountered during the assessment are listed here.

Table 4.5 Scoring System

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

4.2.7 The completed assessment matrices are presented at **Appendix F, Appendix G** and **Appendix H**. Summaries of the results of the assessments are provided in **Section 5.3** and **Section 5.4** of this report.

SITE OPTIONS

4.2.8 As of June 2024, a total of 385 sites were submitted and assessed through the SHELAA. To ensure a robust and consistent approach to the consideration of individual site options every site assessed through the SHELAA was considered through the IIA process. The findings of the assessment are presented in **Appendix M**, along with the methodology used.

REASONABLE ALTERNATIVES

- 4.2.9 Chapter 6 sets out an assessment of six reasonable alternatives to securing development requirements the Assessment Framework and definitions of significance with the findings presented in a matrix similar to that shown in **Table 4.4** but which permits a comparison of the approaches.
- 4.2.10 The completed assessment matrices are contained in Chapter 6, with individual assessments of sites within the SHELAA set out at **Appendix M**. The findings of the assessment of the proposed spatial approach are set out in **Chapter 5** of this report.

SECONDARY, CUMULATIVE AND SYNERGISTIC EFFECTS

- 4.2.11 The SEA Regulations require that the secondary, cumulative and synergistic effects of the Local Plan are assessed. In particular, it will be important to consider the combined sustainability effects of the policies and proposals of the Local Plan both alone and in combination with other plans and programmes.

4.3 WHEN THE ASSESSMENT WAS UNDERTAKEN AND BY WHOM

- 4.3.1 This IIA of the Pre-Submission Consultation Document was undertaken by WSP UK Limited in November 2024.

4.4 DIFFICULTIES ENCOUNTERED IN UNDERTAKING THE ASSESSMENT

- 4.4.1 The SEA Regulations require the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the assessment process. These uncertainties and assumptions are detailed in the assessment matrices. Those uncertainties and assumptions common across the assessment are outlined below.

UNCERTAINTIES

- The design and layout of the proposed allocations is not known at this stage.
- The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
- The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability.
- The exact scale of greenhouse gas emissions associated with Local Plan approaches will be dependent on a number of factors including: the exact design of new development; future travel patterns and trends; technological changes; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
- The exact scale of waste generated will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.

- The speed, scale and behavioural implications (such as patterns of work and commuting) associated with the recovery from the Covid-19 pandemic.

ASSUMPTIONS

- It is assumed that greenfield land will be required to accommodate some of the future growth over the plan period.
- It is assumed that new development would not be located on land designated for nature conservation.
- It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.
- Measures contained in the Essex and Suffolk Water's Water Resources Management Plan would be expected to help ensure that future water resource demands are met.
- There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality.
- It is assumed that, where appropriate, development proposals would be accompanied by a Flood Risk Assessment (FRA) and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk.
- It is assumed that the Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the Chelmsford City Area.



5. ASSESSMENT OF THE PRE-SUBMISSION LOCAL PLAN

5.1 INTRODUCTION

- 5.1.1 This section presents the findings of the assessment of effects of the Pre-Submission Consultation Document against the Objectives that comprise the Assessment Framework. It assesses the compatibility of the Local Plan Strategic Priorities with the Assessment Objectives (Section 5.2) before presenting a summary of the assessments of the housing requirement (Section 5.3), employment land requirement (Section 5.4) and spatial approaches (Section 5.5). A range of potential mitigation and enhancement measures are also identified and which could be considered by the Council during the development of the Local Plan to help enhance positive effects and reduce negative effects (Section 5.6).

5.2 STRATEGIC PRIORITIES

- 5.2.1 The Pre-Submission Consultation Document sets out Strategic Priorities that are intended to support and guide the Spatial Approaches for the Local Plan. These are reproduced below:

Priorities for climate
<p>1. Addressing the Climate and Ecological Emergency</p> <ul style="list-style-type: none"> Mitigate the impacts of climate change and adapt to its consequences Ensure new development moves towards delivering net-zero carbon emissions (energy efficiency, sustainable construction, renewable energy, infrastructure for active and sustainable travel) Ensure development adapts to minimise adverse impacts that create climate and ecological change, including managing flood risk and reducing carbon emissions Encourage tree planting and an increase in woodland expansion Ensure sustainable drainage systems in developments
<p>2. Promoting smart, active travel and sustainable transport</p> <ul style="list-style-type: none"> Promote/prioritise active travel and sustainable transport, for example in new developments creating walkable neighbourhoods, where everyday facilities such as schools, shops, workplaces, community and sports facilities, and open spaces are easily accessible by foot or cycle in 15-20 minutes Reduce reliance on fossil fuelled vehicles Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles Create the conditions for active and sustainable travel locally, such as electric charging points for all new houses, accessible cycle and footpaths, multi-functional greenways, secure cycle parking, and provision of or subscription to car clubs Promote innovations in transport including smart technology
<p>3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks</p> <ul style="list-style-type: none"> Plan positively for biodiversity net gain and green infrastructure including high quality green spaces protect and enhance local distinctiveness and plan positively for the creation, protection, enhancement and management of multi-functional green/blue infrastructure networks and habitats to ensure a net gain for biodiversity and green infrastructure in line with the Council's Green Infrastructure Strategic Plan

<ul style="list-style-type: none"> • Minimise the loss of the best and most versatile agricultural land to ensure future food production • Protect/enhance the River Valleys and increase opportunities for sustainable travel • Use high quality green infrastructure to protect, enhance and create wildlife corridors to maintain ecological connectivity when greenfield land will be lost
<p>Priorities for growth</p>
<p>4. Ensuring sustainable patterns of development and protecting the Green Belt</p> <ul style="list-style-type: none"> • Plan positively to meet identified development needs and ensure that new development takes place in a sustainable way by balancing the key economic, social and environmental dimensions • Promote development of previously developed land in Chelmsford's Urban Area • Use the Settlement Hierarchy to identify most sustainable existing locations • Locate development in locations that are close to existing or proposed local facilities so people can walk/cycle and be less reliant on the car • Protect the Green Belt from inappropriate development • Ensure accordance with the Minerals Local Plan, Waste Local Plan and South East Inshore Marine Plan
<p>5. Meeting the needs for new homes</p> <ul style="list-style-type: none"> • Provide high quality new homes that meet people's needs (market, affordable, starter, supported, specialist, Gypsies and Travellers) • Address the imbalance between the supply and need for affordable housing for rent • Meet identified targets/needs for numbers and types of homes required to be built each year • Maintain a good supply of homes throughout the Local Plan period
<p>6. Fostering growth and investment and providing new jobs</p> <ul style="list-style-type: none"> • Ensure Chelmsford's businesses thrive, continue to innovate and can be even more productive and resilient • Foster new economic growth and new jobs to meet forecast local needs generated by the growing population. • Ensure a flexible rolling supply of employment land over the Local Plan period • Support the retention of existing designated employment and rural employment areas to maintain supply and choice of employment floorspace and rural employment development opportunities, and support the growing green economy and creative sector • Promotion of a circular economy
<p>Priorities for place</p>
<p>7. Creating well designed and attractive places, and promoting the health and social well-being of communities</p> <ul style="list-style-type: none"> • Promote the health and wellbeing of communities • Encourage healthy lifestyles and living environments for all residents for example by requiring development to contribute to creating an inclusive built and natural environment, to provide new green spaces including high quality green infrastructure and access to the countryside, sport and recreation facilities and to promote active and healthy lifestyles through the enhancement of sustainable and active travel routes • Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development • Ensure that all new development meets the highest standards of design • Require the use of masterplans and encourage design codes where appropriate for strategic scale developments • Ensure new development helps provide new primary health services • Promote community involvement in the long-term management and stewardship of new strategic residential development

<ul style="list-style-type: none"> • Encourage development to be future-proofed and as sustainable and energy efficient as possible
<p>8. Delivering new and improved strategic and local infrastructure</p> <ul style="list-style-type: none"> • Address city-wide infrastructure needs • Maximise the efficient use of existing infrastructure capacities • Explore opportunities for new sustainable infrastructure • Ensure that necessary new or upgraded local infrastructure is provided alongside new development when it is needed • Ensure appropriate and timely strategic infrastructure to support new development
<p>9. Encouraging resilience in retail, leisure, commercial and cultural development</p> <ul style="list-style-type: none"> • Promote the vitality and viability of Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal Neighbourhood Centres • Promote a range of functions which contribute to the vibrancy of Chelmsford City Centre and maintain its position as a leading destination. • Enhance the retail, leisure, commercial and cultural development offer of South Woodham Ferrers Town Centre • Protect existing and support new/enhanced leisure, sports, arts, cultural and recreation facilities to ensure that all parts of the City Council area are vibrant and successful • Implementation of the Plan for Improving Rivers and Waterways in and around Chelmsford, to improve the appearance, attractiveness and recreational use of Chelmsford's rivers and waterways, and some of its ambitions have been translated into policy

- 5.2.2 A matrix has been completed to assess the compatibility of the Strategic Priorities contained in the Pre-Submission Consultation Document against the Assessment Objectives. **Table 5.1** presents the results of this Compatibility Assessment.
- 5.2.3 The Strategic Priorities are broadly supportive of the Assessment Objectives with very few incompatibilities identified. All of the Assessment Objectives are supported by one or more of the Strategic Priorities whilst conversely, none of the Strategic Priorities have been assessed as being incompatible with all of the Assessment Objectives.
- 5.2.4 Assessment Objective 4 (Sustainable Living and Revitalisation) is particularly well supported by the Strategic Priorities. This reflects their emphasis on supporting urban renewal and delivering development in accessible locations and which has also been assessed as being compatible with those Assessment Objectives relating to housing (Objective 2), the economy (Objective 3) and transport (Objective 6). Reflecting the desire to focus development towards urban areas, and allied with the intent to protect the Green Belt, Green Wedge and landscape character, the Strategic Priorities are also considered to be supportive of those Assessment Objectives relating to biodiversity (Objective 1), health and wellbeing (Objective 5), land use (Objective 7), cultural heritage (Objective 13) and landscape (Objective 14).
- 5.2.5 The assessment presented in **Table 5.1** highlights that in some instances, conflicts may exist between the Strategic Priorities and the Assessment Objectives, or their relationship is uncertain. Where conflicts or uncertainties have been identified, this generally relates to, on the one hand, the aspiration for growth, and on the other, the need to protect and enhance environmental assets and minimise resource use, waste and greenhouse gas emissions. In this regard, the Spatial Priority relating to the renewal of the City Centre is likely to lead to increased resource use (including water), waste generation and emissions associated with new development whilst effects on Chelmsford City Area's environmental assets are likely to be uncertain until the exact quantum and location of development has been determined. Conversely, those



Strategic Priorities that seek to protect the City Area's environmental assets could restrict growth and which may result in conflicts in respect of housing delivery (Objective 2) and the economy (Objective 3) in particular.

- 5.2.6 Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with all of the Strategic Priorities. As such, an incompatibility or uncertainty are not necessarily insurmountable issues but may need to be considered in the development of policies that comprise the Local Plan.



Table 5.1 Compatibility Matrix

Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	+	+	+	+	?	?	+	?	0
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	-	0	-	?	+	+	?	+	0
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	-	0	-	?	0	+	?	+	+
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	0	+	0	+	+	+	+	+	+



Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	+	+	+	0	+	+	+	+	+
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	0	?	0	?	0	+	+
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	+	0	+	+	-	-	+	?	0
8. Water: To conserve and enhance water quality and resources.	+	0	+	+	?	0	+	?	0
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.	+	0	+	+	?	0	+	?	0
10. Air: To improve air quality.	+	+	+	+	?	0	?	-	0



Assessment Objective	Strategic Priorities								
	1. Addressing the Climate and Ecological Emergency	2. Promoting smart, active travel and sustainable transport	3. Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks	4. Ensuring sustainable patterns of development and protecting the Green Belt	5. Meeting the needs for new homes	6. Fostering growth and investment and providing new jobs	7. Creating well designed and attractive places, and promoting the health and social well-being of communities	8. Delivering new and improved strategic and local infrastructure	9. Encouraging resilience in retail, leisure, commercial and cultural development
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+	+	+	+	?	?	+	-	0
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	+	0	0	0	-	0	?	0	0
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	0	0	+	+	-	?	+	?	0
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	+	0	+	+	-	?	+	?	0

Key

+	Compatible	?	Uncertain	0	Neutral	-	Incompatible
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5.3 HOUSING REQUIREMENT 2022-2041

- 5.3.1 In order to meet the transitional arrangements for assessed housing need, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year. This is 83% of the revised Standard Method calculation of 1,454 new homes per year (December 2024).
- 5.3.2 The Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) identifies a need to provide 40 new permanent pitches for Gypsies and Travellers, and 38 new permanent plots for Travelling Showpeople. Sites to accommodate a total of 30 permanent pitches for Gypsies and Travellers, and 28 permanent plots for Travelling Showpeople, will be allocated across suitable large strategic development allocations. The small shortfall will be met through appropriate windfall delivery.

ASSESSMENT

- 5.3.3 The Housing Requirement has been assessed against the Assessment Objectives, using the qualitative scoring system in **Table 1.2**. The emerging findings of the assessment are summarised in **Table 5.2**.

Table 5.2 Assessment of Indicative Housing Requirement

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Approach														
Housing Requirement	+/-	++	++	+/-	+/-	+/- /?	+/-	-/?	-/?	-/?	-/?	-/?	+/-	+/-

- 5.3.4 The likely significant positive sustainability effects associated with the Housing Requirement relate to:
 - **Housing (Objective 2):** the approach would meet in full, and exceed, the assessed housing requirement for the Chelmsford City Area over the plan period. This is in accordance with the objective of the NPPF to boost housing supply.
 - **Economy (Objective 3):** the approach would help to stimulate economic growth through the provision of a workforce as well as consumers, as long as development proposals deliver homes, jobs and infrastructure are delivered in a co-ordinated fashion to help limit excess in- or out-commuting and ensure a degree of self-containment.
- 5.3.5 The likely significant negative sustainability effects associated with the Housing Requirement relate to:
 - **Land Use (Objective 7):** whilst brownfield land will be used through windfall sites, a significant area of greenfield land will be required.

- 5.3.6 Mixed (and uncertain) effects are identified across a range of the Assessment Objectives (sustainable living and revitalisation, health and well-being and transport) which reflects the potential for housing growth to result in positive and adverse environmental impacts. These potential effects will require further consideration in the identification of site allocations and development of policies for the Local Plan and in this regard, there is the potential for new housing to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.
- 5.3.7 Minor negative and uncertain effects have been identified against biodiversity, water, flood risk, air quality, climate change and waste and natural resources reflecting the demands placed on the use of natural resources by housing growth, notwithstanding advances in building technologies and the mitigation of negative effects through building and site design. Uncertainty exists in the extent and speed of these sustainable interventions. More generally, residential development requirements and the more limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land is required for development.

5.4 EMPLOYMENT LAND REQUIREMENT

- 5.4.1 Whilst the adopted Local Plan employment policies are still relevant and site allocations for new employment development are also progressing in line with projections, some policies will require updating and additional policies may be required in the light of changes to national planning policy and new legislation. Changes are also required to ensure that the Local Plan continues to meet future employment needs to 2041.
- 5.4.2 The Pre-Submission Consultation Document proposes development sites to accommodate a minimum of 162,646 sqm of new employment business floorspace.

ASSESSMENT

- 5.4.3 The proposed approach to the Employment Land Requirement has been assessed against the Assessment Objectives using the qualitative scoring system in **Table 1.2**. The emerging findings of the assessment are summarised in **Table 5.3**.

Table 5.3 Assessment of Employment Land Requirement

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed allocation (162,646 sqm)	-/?	0	++/?	+	+/?	+/-/?	+/-	-/?	-/?	+/-/?	+/-/?	-	+/-/?	+/-/?

- 5.4.4 The key likely significant positive effects associated with the Employment Land Requirement relate to:

- Economy (Objective 3): The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.

- 5.4.5 No significant negative effects have been identified in the assessment. However, negative (and uncertain) effects have been identified across a range of the Assessment Objectives associated with biodiversity, transport, air quality, climate change and waste and natural resources, reflecting increases in trends such as commuting, new infrastructure requirements and emissions associated with HGVs. As with housing, these potential effects will require further consideration in the development of policies for the Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.
- 5.4.6 A minor positive effect has been identified in respect of Sustainable Living (Objective 4) and Health and Well-Being (Objective 5) reflecting the opportunities for the provision of local employment opportunities associated with the revitalisation of urban areas.
- 5.4.7 Mixed effects relate to land use (Objective 7), cultural heritage (Objective 13) and landscape/townscape (Objective 14) reflecting potential compromises to be made in allocating development, but also opportunities for the protection and enhancement of these resources.

5.5 ASSESSMENT OF THE PROPOSED SPATIAL STRATEGY

DEVELOPMENT REQUIREMENTS AND THE SPATIAL STRATEGY

- 5.5.1 The Pre-Submission Consultation Document makes provision for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year; 30 permanent pitches for Gypsies and Travellers and 28 permanent plots for Travelling Showpeople, and 162,646 sqm of employment floorspace over the plan period.

Table 5.4 Spatial Strategy – Development Locations and Allocations

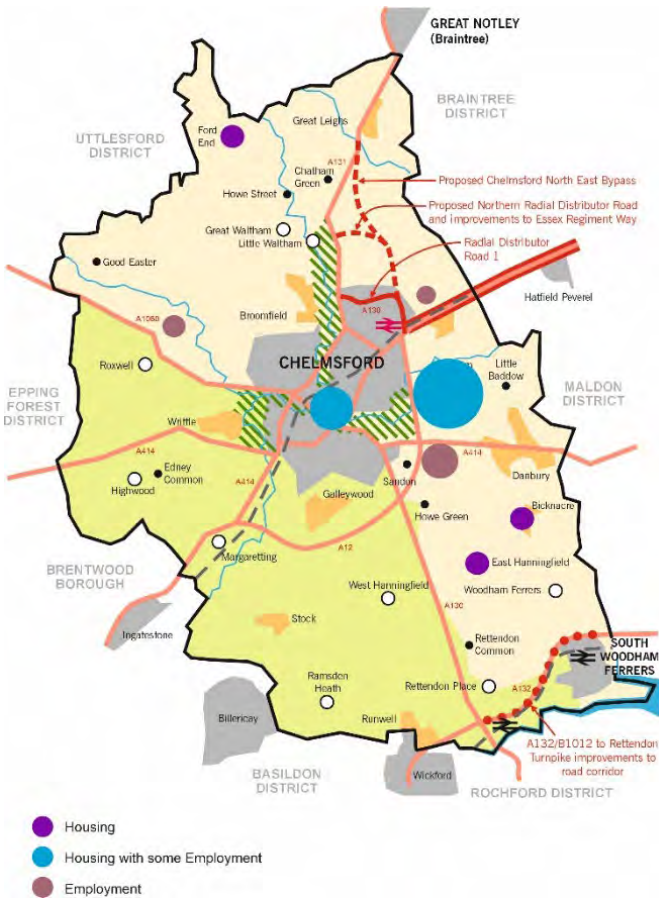
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford					
Site/Location					
1	Previously developed sites in Chelmsford Urban Area	3,013			4,000sqm Use Class Eg(i-iii)
2	West Chelmsford	880		5	
3a	East of Chelmsford - Manor Farm	360			
3b	East of Chelmsford - Land North of Maldon Road				5,000sqm Office/Business Park
3c	East of Chelmsford - Land North of Maldon Road	109			
3d	East of Chelmsford - Land North of Maldon Road	65			

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
4	Land North of Galleywood Reservoir	24			
5	Land surrounding Telephone Exchange, Ongar Road, Writtle	25			
Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Area Total		4,476		5	9,000sqm
Growth Area 2 – North Chelmsford					
Site/Location					
6	North East Chelmsford (Chelmsford Garden Community)	5,569	10		59,946sqm Office/Business Park
7a	Great Leighs - Land at Moulsham Hall	750		5	
7b	Great Leighs - Land East of London Road	250			
7c	Great Leighs - Land North and South of BanTERS Lane	100			
8	North of Broomfield	512			
9a	Waltham Road Employment Area				3,500sqm B2/B8
14b	Land south of Ford End Primary School, Ford End	20			
15	Little Boyton Hall Farm Rural Employment Area				6,000sqm B2/B8
Area Total		7,201	10	5	66,446sqm
Development Allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 3 – South and East Chelmsford					
Site/Location					
16a	East Chelmsford Garden Community (Hammonds Farm)	3,000	20	13	43,000sqm Business Space
16b	Land adjacent to A12 Junction 18				43,000sqm Business Space
10	North of South Woodham Ferrers	1,220		5	1,200sqm Business Space,
11b	Land at Kingsgate, Bicknacre	20			
11c	Land west of Barbrook Way, Bicknacre	20			
12	St Giles, Bicknacre	32			
13	Danbury	100			

Development allocations to 2041		New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
17a	Land North of Abbey Fields, East Hanningfield	11			
17b	Land east of Highfields Mead, East Hanningfield	20			
Area Total;		4,423	20	18	87,200 sqm
Total Local Plan Allocations		16,100	30	28	162,646 sqm
Windfall Allowance 2026-2041		2,373			
TOTAL		18,473	30	28	162,646 sqm

5.5.2 For the majority of the development requirement, the Proposed Spatial Strategy takes forward the spatial strategy within the Adopted Local Plan. For clarity, within the total development requirement set out in **Table 5.4** above, the new locations for development to meet the residual housing requirement are set out in **Figure 5.1**.

Figure 5.1 Summary of the additional locations for growth (compared to the Adopted Local Plan) in the Proposed Spatial Strategy



Location	Homes	Employment
Central and Urban Chelmsford	857	
East Chelmsford Garden Community (Hammonds Farm)	3,000	43,000 sqm mixed
Bicknacre	40	-
Ford End	20	-
East Hanningfield	31	-
J18 of A12	-	43,000 sqm mixed
Little Boyton Hall Farm Rural Employment Area	-	6,000 sqm B2/B8
Waltham Road Employment Area	-	3,500 sqm B2/B8

5.5.3 The proposed development requirements and Spatial Strategy have been appraised against the IIA objectives in accordance with the approach set out above. The findings of

the appraisal are presented in **Appendix F. Table 5.5** summarises the findings of this appraisal and identifies the cumulative likely significant effects of the proposed options.

Table 5.5 Summary of the Appraisal of the Proposed Development Requirements and Spatial Strategy

Proposed Option	1. Biodiversity	2. Housing	3. Economy	4. Urban Renaissance	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed Housing/Gypsy Traveller and Travelling Showpeople Requirement	+/-	++	++	+/-	+/-	+/-/?	+/-	-/?	-/?	-/?	-/?	-/?	+/-	+/-
Proposed Employment Land Requirement	-/?	0	++/?	+	+/?	+/-/?	+/-	-/?	-/?	+/-/?	+/-/?	-	+/-/?	+/-/?
Proposed Spatial Strategy	+/-/?	++	++	+/-	+/-	+/-/?	-/?	-/?	0	0/?	0/?	+/-	+/-/?	+/-/?
Cumulative Effect	+/-?	++	++	++/-	++/-	++/-	+/-	+/-	+/-	+/-	+/-	-	+/-/?	+/-/?

5.5.4 The provision of a total of 23,326 dwellings (including 16,100 allocations and 2,373 windfalls) over the plan period would meet and exceed the City Area’s Housing Requirement of 1,210 net new homes per-year, as set out in the Local Plan Strategic Policy S6, as follows:

In order to meet the proposed transitional arrangements for assessed housing need calculated using the revised Standard Method, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year.

In order to meet identified need, a total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041 will be provided.

In order to meet identified need, a total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022-2041.

5.5.5 Notwithstanding the caveat in para. 5.5.4 above, overall, the development requirements set out in the Pre-Submission Consultation Document are expected to have a significant positive effect on housing (IIA Objective 2).

5.5.6 The provision of 162,646 sqm of employment floorspace has been appraised as having a significant positive effect in respect of the economy (IIA Objective 3). The Council’s

Economic Strategy (2017)¹¹⁸ provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 103,000 jobs and 9,335 businesses, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. The Council's Employment Land Review¹¹⁹ provides an overview of the economy of the Chelmsford City Area. The report highlights the size of the office market and the prominence of Chelmsford City Centre, connections to Central London but a lack of good quality office accommodation coupled with a lack of recent office development and the need for flexibility as a result of new hybrid working patterns. The report identifies that the industrial market has remained buoyant and active, with demand currently outperforming the existing supply of available industrial space. The demand seen for industrial premises in Chelmsford is primarily for small to medium sized units (up to 5,000 sqm) that aim to fulfil indigenous industrial needs, as opposed to larger scale distribution floorspace.

- 5.5.7 In this context, the provision of 162,646 sqm of employment floorspace over the plan period would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.
- 5.5.8 Focusing the majority of growth in and adjacent to Chelmsford Urban Area, to the north of South Woodham Ferrers, within new garden communities, and at Key Service Settlements should ensure that prospective residents and workers have good access to key services, facilities and employment opportunities by virtue of the wide range of services, facilities and jobs these settlements provide and their good transport links. It is also anticipated that growth will promote investment in additional facilities, services and infrastructure, stimulating urban regeneration, minimising the need to travel by car and promoting walking and cycling.
- 5.5.9 In this regard, the Proposed Spatial Strategy includes a number of proposed transport infrastructure improvements including the A131 corridor, the Chelmsford North-East Bypass (CNEB) and two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as existing planned infrastructure including the new Beaulieu Park Rail Station. The Proposed Spatial Strategy also defines Special Policy Areas within and around existing facilities and institutions including Broomfield Hospital and ARU Writtle which is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.
- 5.5.10 Overall significant positive effects have therefore been identified in respect of urban renaissance (IIA Objective 4), health and wellbeing (IIA Objective 5) and transport (IIA Objective 6). However, it is recognised that growth (if unmitigated) could place pressure

¹¹⁸ Chelmsford City Council (2017) *Chelmsford Economic Strategy*. Available at: [A3 Chelmsford Economic Strategy](#)

¹¹⁹ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

on existing facilities and services as well as on the strategic highways network and in consequence, minor negative effects have also been identified in respect of these objectives.

- 5.5.11 No further cumulative significant positive effects have been identified during the appraisal of the development requirements and Proposed Spatial Strategy.
- 5.5.12 The Proposed Spatial Strategy is proposing to deliver development on brownfield and greenfield sites. Opportunities for brownfield development take priority (notably recycling of land in the urban area) which generates a positive effect on land use (IIA Objective 7). However, the scale of development requirements and the limited number of suitable brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Danbury, Ford End, East Hanningfield and Bicknacre would be required to deliver circa 80% of new development (greenfield/mixed greenfield and brownfield sites). It is estimated that a total area of approximately 1,108ha of greenfield land will be required (864 ha of Grade 3 land and 244ha of Grade 2 land, equating to 4.3% of Grade 3 land and 2.4% of Grade 2 land). In consequence, a significant negative effect has also been identified in respect of IIA Objective 7.
- 5.5.13 No further cumulative significant negative effects have been identified during the appraisal of the development requirements and Proposed Spatial Strategy.
- 5.5.14 New development will result in increased resource use and the generation of waste and in consequence, a cumulative negative effect is expected in respect of IIA Objective 13.
- 5.5.15 The development requirements and Proposed Spatial Strategy have been assessed as having cumulative mixed positive and negative effects on the remaining IIA objectives. Sustainable, well-located development will present an opportunity to enhance the natural and built environment of the City Area. In particular, the redevelopment of brownfield sites, protection the Green Wedge within the City Area allied with the delivery of strategic scale sustainable urban extensions which follow Garden Community principles, could help to both minimise the adverse effects of development and deliver environmental enhancement by extending the City Area's green infrastructure networks. Green infrastructure provision may also present opportunities for recreation and climate change adaptation (including flood risk management). However, growth in the City Area is likely to have a range of adverse environmental and social effects during both the construction and operation of new development and arising from, for example, land take, disturbance (e.g. noise), recreational pressure (in respect of nature conservation sites), increased vehicle movements and associated emissions to air, the use of energy and resources, and impacts on landscape and townscape character. These adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are therefore not considered likely to be significant. Nonetheless, some uncertainty remains, particularly in respect of biodiversity (IIA Objective 1), cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 13) as the likelihood of positive and negative effects on these objectives will be dependent on the exact type, location and design of new development as well as the proximity and sensitivity of nearby receptors.

Reasons for the Selection of the Proposed Spatial Strategy

- 5.5.16 The Proposed Spatial Strategy will focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of

Chelmsford; sustainable urban extensions around Chelmsford; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy.

5.5.17 Development will be focused in three broad growth areas:

- **Growth Area 1** - Central and Urban Chelmsford;
- **Growth Area 2** - North Chelmsford;
- **Growth Area 3** - South and East Chelmsford.

5.5.18 There will also be opportunities for small-scale exception sites providing affordable homes to meet identified local needs in locations where there are policies of constraint. Windfall sites are further expected to be a reliable source of supply.

5.5.19 Large and established mainly institutional uses within the countryside are identified as Special Policy Areas in order to support their necessary functional and operational requirements over the Plan period. The Special Policy Areas are defined on the Proposals Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and ARU Writtle.

5.5.20 The objective for development in the Central and Urban Chelmsford Growth Area is to focus on the regeneration of brownfield sites to continue the urban renewal and renaissance of the City. In addition to brownfield sites, sustainable new neighbourhoods on the edge of Urban Chelmsford linked to the City Centre by public transport, cycling and walking form part of the strategy for this Growth Area. These new neighbourhoods are located close to the Green Wedge in order to maximise opportunities for cycling and walking into the City Centre.

5.5.21 Sustainable new development in the North Chelmsford Growth Area will be based around urban extensions which follow Garden Community principles (e.g. comprehensively planned, enhance natural environment and provide high quality homes) and can help to deliver strategic infrastructure including the Chelmsford North East Bypass. Development in North East Chelmsford will accommodate a substantial amount of new employment development during the Plan period.

5.5.22 Growth in the South and East Chelmsford Growth Area includes a new garden community at Hammonds Farm which will complement the approach adopted in North East Chelmsford.

5.5.23 Overall, the IIA found broadly positive effects associated with the delivery of homes, services and employment opportunities, summarised in **Table 5.6** below, detailed in **Appendix F**. Detailed appraisals of proposed allocations are presented in **Appendix G**.

Table 5.6 Summary of the sustainability effects of the Proposed Spatial Strategy

Assessment Objective	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
Proposed Spatial Strategy	+/- /?	++	++	+/-	+/-	+/- /?	-/?	-/?	0	0/?	0/?	+/-	+/- /?	+/- /?

5.5.24 The likely significant sustainability effects associated with the Proposed Spatial Strategy relate to:

- **Housing (Objective 2):** Realising the delivery of homes to help meet local and sub-regional needs, including affordable housing.
- **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
- **Health and Well-Being (Objective 5):** The provision of more and a wider range of services associated with population growth.
- Significant negative effects associated with **Land Use (Objective 7)** and **Landscape (Objective 14)**, reflecting the permanent loss of these resources to urban development.

5.5.25 The negative (and uncertain) effects identified across a range of IIA objectives reflects the potential for development to result in adverse environmental impacts. These potential effects will require further consideration in the development of policies for the Review of the Adopted Local Plan and will require particular attention in the identification of site location, design and mitigation measures. There is the potential for new development to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.

5.5.26 The Proposed Spatial Strategy is capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are mixed positive and negative effects in respect of biodiversity, cultural heritage, flood risk, land use and resource use, with potential uncertainty in respect of sustainable living and revitalisation, air quality and climate change water resource use is an issue, reflecting regional local supply deficits.

5.5.27 The uncertainties and negative effects recorded emphasise the importance of the monitoring of the performance of sustainability indicators to help implement mitigation measures which would help improve the performance of all approaches, notably in respect of air quality, biodiversity, climate change and health and well-being.

5.5.28 In addition, small allocations in Key Service and Service Settlements will help to support the villages’ services and facilities.

5.5.29 Overall, the Proposed Spatial Strategy draws on elements of the five spatial approaches

previously presented and in so doing meets the housing and employment needs of the City Area. The limitations and opportunities associated with all five approaches are acknowledged in the suite of policies supporting the Proposed Spatial Strategy and attendant allocations, based on experience in bringing forward strategic site allocations such as the North East Chelmsford Garden Community.

What has informed the Spatial Strategy

- 5.5.30 The Proposed Spatial Strategy (as set out in Strategic Policy S7) is based on a number of key considerations including national planning policy, an analysis of the Issues and Options and Preferred Options consultation responses, the Issues and Options and Preferred Options IIA Reports, the Local Plan Vision and Spatial Principles, Settlement Hierarchy, environmental constraints, the availability and viability of land for development and discussions with key stakeholders.
- 5.5.31 The Issues and Options IIA Report indicated that the performance of the five spatial approaches against the IIA objectives were broadly similar although Approach A (Grow the Existing Strategy) and Approach B (Growth in Urban Areas) were considered to have the best balance between positive and negative effects. Although the Proposed Spatial Strategy is a hybrid of Spatial Approaches A to E, it most resembles Spatial Approaches A and B by focusing development in and close to the Urban Areas and Key Service Settlements outside of the Green Belt, whilst providing for continued housing and employment land provision through the proposed allocation of a new garden community and sites directly related to the A12, and sites in the Chelmsford Urban Area, which contain significant areas of previously developed land.
- 5.5.32 The main issues raised in the consultation responses to the Issues and Options Consultation Document are summarised in an IIA Feedback Report published in February 2023. The main issues raised by respondents with regard to the IIA Report concern:
- Support for the range and content of the IIA Objectives.
 - The need for the HIA and EqIA to ensure that the Local Plan Review is developed in a way that enhances the knowledge, skills and wellbeing of existing and new communities.
 - An apparent presumption that providing land for business creates additional jobs for the region and that a garden community such as in Spatial Approach E would create jobs that would all be filled by residents of that community.
 - The identification of possible negative effects but no policies provided to mitigate these effects.
 - Lack of differentiation between spatial approaches.
 - The need for clarification of key sustainability issues and the definitions of significance.
 - The relationship between housing growth and water resources.
 - Disagreement with elements of the scoring of the spatial approaches.
 - The need for additional detail on specific sites.
 - Support for a particular spatial approach, based on site qualities.
- 5.5.33 Responses to the Issues and Options Consultation Document included the following issues in respect of types of location for growth and Spatial Strategy Approaches for

accommodating additional future growth to 2041:

- Respondents commented on the types of location, with many focused on one of the five Spatial Approaches – with a mixed reception overall.
- Growth in urban areas is supported as a sustainable approach.
- Expanding allocated sites raised concerns about the ability of infrastructure to cope, although is supported for sustainability.
- Growth along transport corridors received a mixed response: the A12 should be included, it can provide good access, but it may direct growth away from the city.
- Development at larger villages is not supported due to impact on Danbury and South Woodham Ferrers, although sustainability is seen as more important than village size.
- Development at smaller villages is not supported due to impact on small community character, access and services, although it could support local vitality.
- A new large settlement is generally opposed for a wide number of reasons including landscape, environment, loss of agricultural land, impact on services and roads, lack of flexibility, potential delays in delivery; although limited support shown for a sensitive approach.

5.5.34 Responses to the Preferred Spatial Strategy included the following issues in respect of types of location for growth and Spatial Strategy Approaches for accommodating additional future growth to 2041:

- Support for the IIA and its analysis.
- Objections to specific proposed strategic site allocations in respect of key sustainability criteria.
- Lack of justification for the proposed allocations, particularly in respect of the use of evidence.
- Specific site-related constraints which invalidate the choice of a specific site.
- Questioning the scoring by the IIA for specific indicators and how mitigation measures will be applied.
- The presence of alternative spatial options which are deemed more sustainable, consequently invalidating the choice of preferred allocations.
- Lack of a comprehensive Green Belt review undermining the IIA because a full range of alternative strategic options have not been presented.
- Lack of consideration of the availability and capacity of community infrastructure.
- Uncertainties recorded by the IIA undermining the overall analysis and conclusions on site sustainability.
- Failure to present and appraise a sufficient range of reasonable alternatives and/or specific alternative sites and site options not considered.
- The need to ensure that appropriate green infrastructure standards are applied as part of site development.
- The need for HRA-related matters to be fully reflected in plan policies.

- The need to include an Executive Summary in the HRA.
- No specific comments were made on either the HIA or the EqIA.

5.5.35 The Proposed Spatial Strategy has also been prepared following ongoing work, involving many other parties, such as Essex County Council and Highways England, to identify the key evidence base data and trends that are necessary to underpin the Local Plan. Notably, it follows further evidence base studies including an updated SHELAA, Strategic Housing Needs Assessment, Landscape Capacity and Sensitivity Assessment Update, Employment Land Review, Retail Capacity Study Update and Water Cycle Study. A summary of the main findings of key evidence base studies is set out below.

- **SHELAA 2023** - This indicates that the proposed housing and employment development sites identified within the Proposed Spatial Strategy are suitable, available and achievable.
- **Strategic Housing Needs Assessment June 2023** - This report focusses on overall housing need, including consideration of the Standard Method, as well as looking at affordable housing and the needs of specific groups. The Assessment supports the policies and housing requirements in the Pre-Submission Consultation Document
- **Landscape Sensitivity and Capacity Assessment 2024 Update** - This assesses the sensitivity and capacity for development of land within the Council's area informed by the Local Plan Review Issues and Options Spatial Approaches. The 2024 update assessment results have been used to inform the proposed new residential and employment site allocations within the Pre-Submission Consultation Document.
- **Employment Land Review (Focused Update) 2024** - This study considers current economic trends and future requirements for new employment floorspace up to 2041. It also assesses existing employment areas. The review has helped to inform the Proposed Spatial Strategy and changes to plan employment policies.
- **Retail Capacity Study Update, 2024** – This study provides an up-to-date, objective assessment of retail and leisure development needs in the Council area over the plan period to 2041. Its update has informed changes to Local Plan retail policies and to address prevalent and emerging retail issues. No new sites for convenience or comparison retailing are proposed within the Pre-Submission Consultation Document in line with the findings of the update.
- **Water Cycle Study 2024** - The potential impact of the current development proposals has been analysed in terms of water resources, the current water and wastewater infrastructure, and the water environment. It is considered that the capacity of the Water Recycling Centres (WRCs) at Great Leighs, South Woodham Ferrers and Wickford and the associated impact on the water environment are the greatest potential issues in relation to the currently proposed development aspirations within Chelmsford. The current Dry Weather Flows at these WRCs are already exceeding their existing DWF consents creating an existing restriction to any growth which is exacerbated by the additional growth. The Anglian Water Services Drainage and Wastewater Management Plan (DWMP) 2023 and consultations with AWS have identified some solutions to increase compliance at the failing WRCs to possibly support additional development:

5.5.36 The evidence base is available to view on the Council's website.

5.5.37 Work has also been undertaken under the Duty to Co-operate to inform the preferred Spatial Strategy. Meetings have been held with Essex County Council, other local

authorities in Essex, NHS Mid and South Essex Integrated Care Board and with other key partners such as Highways England. These meetings have been valuable in enabling issues affecting the future growth of Chelmsford to be identified at an early stage, and for officers to establish partnerships with those bodies to take forward the preparation of the Pre-Submission Consultation Document and selection of the Proposed Spatial Strategy.

- 5.5.38 Overall, the Proposed Spatial Strategy draws on elements of the five spatial approaches previously presented and in so doing meets the housing and employment needs of the City Area. The limitations and opportunities associated with all five approaches are acknowledged in the suite of policies supporting the Proposed Spatial Strategy and attendant allocations, based on experience in bringing forward strategic site allocations such as the North East Chelmsford Garden Community.
- 5.5.39 The negative (and uncertain) effects identified across a range of IIA Objectives reflects the potential for development to result in adverse environmental impacts. These potential effects have required further consideration in the development of policies for the Review of the Adopted Local Plan, with particular attention in the identification of site location, design and mitigation measures. There is the potential for new development to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.
- 5.5.40 The Proposed Spatial Strategy is capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are mixed positive and negative effects in respect of biodiversity, cultural heritage, flood risk, land use and resource use, with potential uncertainty in respect of sustainable living and revitalisation, air quality and climate change water resource use is an issue, reflecting regional local supply deficits.
- 5.5.41 The uncertainties and negative effects recorded emphasise the importance of the monitoring of the performance of sustainability indicators to help implement mitigation measures which would help improve the performance of all approaches, notably in respect of air quality, biodiversity, climate change and health and well-being. In addition, small allocations in Key Service and Service Settlements will help to support the villages' services and facilities.

Conclusion

- 5.5.42 In conclusion, the Proposed Spatial Strategy has been informed by a wide range of considerations which indicate that overall it performs well in terms of sustainability and is supported by the findings of the evidence base as discussed above.

5.6 GROWTH AREAS AND ASSOCIATED PROPOSED SITE ALLOCATIONS

- 5.6.1 To deliver the Spatial Strategy, the Pre-Submission Consultation Document directs growth to sustainable locations within the following three Growth Areas:
- Growth Area 1 - Central and Urban Chelmsford.
 - Growth Area 2 - North Chelmsford.
 - Growth Area 3 - South and East Chelmsford.
- 5.6.2 The site allocations identified in each Growth Area include Strategic Growth Sites and Growth Sites depending on scale (Special Policy Areas relating to particular existing establishments in the countryside are also designated and are assessed separately in

Section 5.7). All of the proposed site allocations contained within the Growth Areas have been subject to IIA as part of the preparation of this report using the tailored appraisal criteria and associated thresholds of significance contained in **Appendix E**. Additionally, reasonable alternatives considered by the Council in developing the Pre-Submission Consultation document have also been subject to appraisal using the same criteria.

- 5.6.3 The findings of the appraisal of both the proposed site allocations and reasonable alternatives (including clusters) are presented in **Appendix G** and summarised by Growth Area. **It should be noted that this appraisal does not take into account the provisions of the associated site allocation policies contained in Section 7 of the Pre-Submission Consultation Document, nor the mitigation provided by the other proposed Local Plan policies.** This is to ensure that all sites are considered equally (the site-specific policies within Section 7 are considered separately in Section 5.7).
- 5.6.4 The subsections that follow summarise the findings of the appraisal of the proposed site allocations by Growth Area.

GROWTH AREA 1 - CENTRAL AND URBAN CHELMSFORD

- 5.6.5 This Growth Area is to accommodate around 4,476 new homes, 9,000sqm employment space and five Travelling Showpeople plots. Around 3,000 new homes are focused on brownfield sites within Chelmsford's City Centre and Urban Area. Reflecting the scale of housing and employment land provision to be delivered in Central and Urban Chelmsford, the appraisal of proposed site allocations within Growth Area 1 indicates that, overall, there would be significant positive effects on housing (IIA Objective 2) and the economy (IIA Objective 3). Given the location of sites in close proximity to the City Centre and associated key services and facilities as well as employment opportunities, the majority of the proposed allocations within Growth Area 1 have also been assessed as having a significant positive effect on urban renaissance (IIA Objective 4), although cumulatively there is the potential for development to result in increased pressure on existing infrastructure such as schools and healthcare facilities.
- 5.6.6 Development within Central and Urban Chelmsford would involve the redevelopment of a large number of brownfield sites and for these allocations, significant positive effects have been identified in respect of land use (IIA Objective 7). Given the potential for the redevelopment of these sites to enhance townscapes, positive effects have also been identified in respect of landscape and townscape (IIA Objective 14). However, a substantial area of greenfield land will be required to accommodate strategic growth sites including West Chelmsford and Land East of Chelmsford– Manor Farm. In consequence, an overall significant negative effect has also been identified in respect of land use with a negative effect on landscape and townscape (reflecting the size of the site and its greenfield location, West Chelmsford has been assessed as having a significant negative effect on IIA Objective 14). These strategic greenfield sites have also been assessed as having a significant negative effect on waste and resources (IIA Objective 12) due to their location within Minerals Safeguarding Areas (although where appropriate, the site-based policies in Section 7 of the Pre-Submission Consultation Document include a requirement for a Minerals Resource Assessment to determine whether sites contain a minerals resource that would require extraction prior to development).
- 5.6.7 Part of some of the proposed development locations are within Flood Zone 3 and it is anticipated that potential effects on water and flood risk can be lessened through the application of the proposed Local Plan policies and at the individual planning application stage through the requirements in Policies S9 and site-specific policies concerning the



use of SUDS and flood-risk management.

- 5.6.8 Overall, positive and negative effects on the remaining IIA objectives are considered to be minor.



Table 5.8 Summary of the Appraisal of Proposed Allocations in Growth Area 1 - Central and Urban Chelmsford

New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
CW1a	450 dwellings	FORMER GAS WORKS	-/?	++	+/-	+	++/-	++/-	++	-	-	-	~	0	-	+
CW1c	130 dwellings	LOCKSIDE, NAVIGATION ROAD	0/?	++	+/-	++	0	++/-	++	-	-	-	~	0	-	+
CW1d	190 dwellings	BADDOW ROAD CAR PARK, AND LAND TO THE EAST OF THE CAR PARK, BADDOW ROAD	-/?	++	+/-/?	++	+	++/-	++	-	-	-	~	0	-	+
CW1e	75 dwellings	TRAVIS PERKINS NAVIGATION ROAD	0/?	+	+/-	++	0	++/-	++	--	--	-	~	0	-	+
CW1f	35 dwellings	NAVIGATION ROAD SITES	0/?	+	+/-/?	++	0	++/-	++	0	-	-	~	0	-	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1b	185 dwellings 2 SEND schools	FORMER ST PETERS COLLEGE FOX CRESCENT	-/?	++	+/-/?	++	0	++/-	++/-	0	0	0	~	0	0	0
1d	150 dwellings Retail	RIVERSIDE ICE AND LEISURE, VICTORIA ROAD	-/?	++	+/-	++	-	++/-	++	--	--	0	~	0	-	+
1e	100 dwellings	CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-/?	++	-	++/-	++	0	0	0	~	0	-	+
1f	197 dwellings	EASTWOOD HOUSE (CAR PARK) GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	-	+
1g	29 dwellings	CHELMSFORD SOCIAL CLUB,	-/?	+	+/-	++	0	++/-	++	--	--	-	~	0	-	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
		SPRINGFIELD ROAD														
1h	80 dwellings	ASHBY HOUSE CAR PARKS NEW STREET	-/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
1i	75 dwellings	RECORY LANE CAR PARK WEST	0/?	+	+/-	++/-	+	++	++	0	0	0	~	0	--	+
1k	41 dwellings	FORMER CHELMSFORD ELECTRICAL AND CAR WASH BROOK STREET	0/?	+	+/-/?	++	0	++/-	++	0	0	0	~	0	-	+
1l	30 dwellings	BT TELEPHONE EXCHANGE COTTAGE PLACE	0/?	+	+/-/?	++	0	++/-	++	0	0	0	~	0	-	+
1m	23 dwellings	RECTORY LANE CAR PARK EAST	0/?	+	+/-	++/-	+	++	++	0	0	0	~	0	--	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1n	20 dwellings	WATERHOUSE LANE DEPOT AND NURSERY	0/?	+	+/-	++	+	++	++	0	0	0	~	0	-	+
1p	15 dwellings	BRITISH LEGION NEW LONDON ROAD	0/?	+	+/-	++	0	++/-	++	0	0	0	~	0	-	+
1q	18 dwellings	LAND REAR OF 17 TO 37 BEACH'S DRIVE	0/?	+	+/-	+	+	++	++	0	--	0	~	0	0	+
1r	12 dwellings	GARAGE SITE ST NAZAIRE ROAD	-/?	+	+/-	++	+	++	++	0	0	0	~	0	0	0
1s	6 dwellings	GARAGE SITE AND LAND MEDWAY CLOSE	0/?	+	+/-	+	-	++/-	++/--	-	--	0	~	0	0	-



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1t	10 dwellings	CAR PARK R/O BELLAMY COURT BROOMFIELD ROAD	0/?	+	+/-	++	0	++	++	0	0	0	~	0	-	+
1v	Business use	RAILWAY SIDINGS BROOK STREET CHELMSFORD	-/?	0	++	++	+/-	++/-	++	-	0	0	~	0	0	+
1w	757 dwellings and mixed use	MEADOWS SHOPPING CENTRE AND SURFACE CAR PARK	0/?	++	+	++	0	++	++	0	0	0	~	0	0	+
1y	100 dwellings	LAND BETWEEN HOFFMANN'S WAY AND BROOK STREET	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
1z	50 dwellings	GRANARY CAR PARK	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
1aa	40 dwellings	COVAL LANE CAR PARK	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
1bb	12 dwellings	GLEBE ROAD CAR PARK	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
1cc	250 (183 net new) dwellings	ANDREWS PLACE, LAND WEST OF RAINSFORD LANE	0/?	+	+/-	++	0	++	++	0	0	0	~	0	0	+
2	880 homes; 5 TSP plots; Neighbourhood Centre; Primary School	WEST CHELMSFORD	0/?	++	+/-	+	-	++/- /?	--	--	--	0	~	--	0	--



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
3a	360 dwellings	EAST OF CHELMSFORD - MANOR FARM	0/?	++	+/-	+	-	++/?	--	--	-	0	~	--	-	-
3b	5,000 sqm business	EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD	?	0	++	+	-	++/-	--	0	0	0	~	--	-	-
3c	109 dwellings	EAST OF CHELMSFORD - LAND SOUTH OF MALDON ROAD	0/?	+	+/-	+	+/-	++/-	--	0	0	0	~	--	--	-
3d	65 dwellings	EAST OF CHELMSFORD - LAND NORTH OF MALDON ROAD	0/?	+	+/-	+	+/-	++/-	--	0	0	0	~	--	--	-



New Site Ref.	Dev. proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
4	24 dwellings	LAND NORTH OF GALLEYWOOD RESERVOIR	-/?	+	+/-	+	-	++	++/-	-	0	0	~	0	0	0
5	25 dwellings	WRITTLE TELEPHONE EXCHANGE ONGAR ROAD WRITTLE	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0

GROWTH AREA 2 - NORTH CHELMSFORD

- 5.6.9 This Growth Area will continue the delivery of new strategic neighbourhoods and employment opportunities to provide around 7,201 new homes, 66,446sqm of office/business floorspace, 10 Traveller pitches and 5 Travelling Showpeople plots. Some 5,569 homes are proposed for North East Chelmsford Garden Community, extending existing development and allowing the Chelmsford North East Bypass to be potentially constructed in phases. Some 1,100 new homes are to be delivered at Great Leighs (also with an opportunity to adopt Garden Community principles), and 512 new homes on land in North Broomfield. Small infill development is planned for Ford End (one site of 20 houses) and the extension of existing employment areas at Waltham Road and Little Boyton Hall.
- 5.6.10 As with Growth Area 1, the scale of housing and employment growth proposed in North Chelmsford has been assessed as having an overall significant positive effect on housing (IIA Objective 2) and employment (IIA Objective 3). The majority of the proposed site allocations in Growth Area 2 are also well served by community facilities and have therefore been assessed as having a positive effect on sustainable living (IIA Objective 4).
- 5.6.11 Substantial areas of the proposed sites within Growth Area 2 would involve the reuse of brownfield land and in consequence, significant positive effects have been identified in respect of land use (IIA Objective 7). However, development would also result in the loss of greenfield land generating a negative effect on this IIA Objective and for five sites this would include land classified as grades 1, 2 or 3 agricultural land (Grades 1, 2 and 3a are classified as the best and most versatile agricultural land in Annex 2 of the NPPF). For these five sites, negative effects on IIA Objective 7 have been assessed as significant. Significant negative effects have been recorded against water (IIA Objective 8) reflecting the scale of proposed development, along with significant negative effects on waste and resources (IIA Objective 12) owing to resource use and their location within Minerals Safeguarding Areas (although as noted above, site-based policies in Section 7 of the Pre-Submission Consultation Document include a requirement for a Minerals Resource Assessment to determine whether sites require minerals extraction prior to development).
- 5.6.12 The proposed site allocations in this Growth Area have been assessed as having overall negative effects on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14), reflecting the scale of change and designated heritage assets being within/in close proximity to some sites, as well as the potential for coalescence between Broomfield and Little Waltham to the north and into open countryside to the west. However, the Pre-Submission Consultation Document contains proposed policies which seek to minimise the adverse effects of development on the historic environment and landscape and townscape, which are expected to reduce the potential for significant adverse effects on these IIA objectives.
- 5.6.13 Overall, positive and negative effects on the remaining IIA objectives are considered to be minor. It should be noted that sites at Great Leighs (Land at Moulsham Hall, Land East of London Road, Land North and South of Banters Lane) have been assessed as having a significant negative effect on biodiversity (IIA Objective 1) due to the close proximity of Ancient Woodland and local wildlife sites to the site, although it is anticipated that effects could be reduced through the application of the development requirements contained in Section 7 of the Pre-Submission Consultation Document and at the planning application stage.



Table 5.9 Summary of the Appraisal of Proposed Allocations in Growth Area 2 - North Chelmsford

New Site Ref.	Dev. Proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
6	5,569 dwellings; 10 G&T pitches; 59,946 sqm (around 9ha) business	NORTH EAST CHELMSFORD GARDEN COMMUNITY	--/?	++	++/-	+	-	++/-	++/-	--	0	0	~	--	--	--
7a	750 dwellings; 5 TSP plots	GREAT LEIGHS – LAND AT MOULSHAM HALL	--/?	++	+/-	+	-	++/-	++/-	--	0	0	~	--	--	--
7b	250 dwellings	GREAT LEIGHS – LAND EAST OF LONDON ROAD	--/?	++	+/-	+	-	++/-/?	--	--	0	0	~	--	--	--
7c	100 dwellings	GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE	--/?	++	+/-	+	-	++/-/?	++/-	--	0	0	~	--	--	--



New Site Ref.	Dev. Proposed	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
8	512 dwellings	NORTH OF BROOMFIELD	-/?	++	+/-	+	0	++/-/?	++/--	--	0	0	~	--	-	-
9a	3,500sqm B2/B8	WALTHAM ROAD EMPLOYMENT AREA, BOREHAM	?	0	++	+	?	+/-	--	0	0	0	~	~	-	-
14b	20 dwellings	LAND SOUTH OF FORD END PRIMARY SCHOOL	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
15	6,000sqm B2/B8	LITTLE BOYTON HALL FARM RURAL EMPLOYMENT AREA, ROXWELL	?	0	++	+	0	++/-	--	0	0	0	~	0	-	-

GROWTH AREA 3 – SOUTH AND EAST CHELMSFORD

- 5.6.14 This Growth Area is proposed to accommodate some 4,423 new homes, 87,200sqm of flexible business space, 20 Traveller pitches and 18 Travelling Showpeople plots. The majority of this growth is focused on greenfield sites at East Chelmsford Garden Community (Hammonds Farm) (some 3,000 homes and 43,000sqm employment space), to the north of South Woodham Ferrers and at Junction 18 of the A12. Smaller allocations are proposed at Bicknacre, Danbury and East Hanningfield.
- 5.6.15 The site at Hammonds Farm was previously considered as a reasonable alternative as part of the preparation of the Adopted Local Plan, but discounted in favour of alternative sites to the north and west of Chelmsford which exhibited better performance in respect of landscape, historic environment, flood risk, traffic generation and local road congestion.
- 5.6.16 The Council has had regard to the main issues raised in the responses previous Local Plan consultations. These are summarised in feedback reports published in 2016, 2017, 2018, 2022, and most recently as part of the 2024 Preferred Options Consultation. Although these reveal some support for a potential new settlement of around 3,000 homes at Hammonds Farm, there was also support for discounting it and the development of any new large settlement.
- 5.6.17 All the proposed site allocations within South and East Chelmsford have been assessed as having a positive effect on housing (IIA Objective 2). The scale of housing provision associated with the development of one site with the large development having a significant positive effect on this objective.
- 5.6.18 With regard to the site North of South Woodham Ferrers, due to its close proximity to South Woodham Ferrers town centre and associated facilities and services, this site has also been assessed as having a significant positive effect on sustainable living (IIA Objective 4) with other sites in this Growth Area have been assessed as having a positive effect on this objective).
- 5.6.19 Whilst the development of Saint Giles, Moor Hall Lane would involve the reuse of brownfield land, all of the proposed site allocations in Growth Area 3 have been assessed as having a significant negative effect on land use (IIA Objective 7) due to the loss of greenfield land including Grade 3 agricultural land.
- 5.6.20 Owing to their close proximity to waterbodies, Hammonds Farm, North of South Woodham Ferrers and Saint Giles, Moor Hall Lane have been assessed as having a significant negative effect on water (IIA Objective 8). Hammonds Farm and North of South Woodham Ferrers have also been assessed as having a significant negative effect on flood risk (IIA Objective 9) as the sites include land within Flood Zones 2 and 3. As noted above, however, it is anticipated that potential effects on water and flood risk could be lessened through the application of the proposed Local Plan policies and at the individual planning application stage.
- 5.6.21 Sites at Hammonds Farm and North of South Woodham Ferrers have been assessed as having a significant negative effect on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14). Both developments would constitute substantial extensions with potential impacts on landscape and townscape character and the setting heritage assets in close proximity to the sites. As noted above, however, the Pre-Submission Consultation Document contains proposed policies which seek to minimise the adverse effects of development on the historic environment and landscape and townscape (see Section 5.7), the implementation of which is expected to help reduce the potential for significant adverse effects on these IIA objectives.

- 5.6.22 Sites at Bicknacre have been assessed as having a significant negative effect on biodiversity (IIA Objective 1) due to its close proximity to Thrift Wood Ancient Woodland and SSSI. Hammonds Farm has been assessed as having a significant negative effect on this objective due to proximity to the Chelmer and Blackwater Navigation and farmland habitats. North of South Woodham Ferrers, meanwhile, has been assessed as having a negative effect on this objective with the potential for these effects to be significant. This proposed site allocation is within 400m of the Crouch and Roach Estuaries SPA / Crouch and Roach Estuaries Ramsar and the Crouch and Roach component of the Essex Estuaries SAC and there is the potential for impacts on these designated assets due to increased recreational pressure from future residents. However, the HRA undertaken in support of the Pre-Submission Consultation Document notes that there is an existing country park near the site (Marsh Farm Country Park) with parking and access which may be a mitigating factor. In addition, the HRA highlights that the Crouch and its tributary creeks are fairly narrow at this location and so are likely to be utilised by species that tend to be more tolerant of disturbance; the principal interest feature of the Crouch and Roach Estuaries SPA (Dark-bellied Brent Goose) does not make significant use of this area. Nonetheless, mitigation is likely to be required to prevent adverse effects occurring and which may include (for example) policy requirements for greenspace and the provision of circular pathways of varying lengths that encourage people to use areas other than the Estuary for informal recreation, particularly dog walking.
- 5.6.23 Overall, positive and negative effects on the remaining IIA objectives are considered to be minor.



Table 5.10 Summary of the Appraisal of Proposed Allocations in Growth Area 3 - South and East Chelmsford

New Site Ref.	Dev. Proposal	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
16a	3,000 dwellings; 43,000sqm Mixed Use; 20 G&T pitches; 13 TSP plots	EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)	+/?	++	++	++/?	++/?	++/-	--	--/?	-/?	0	~	-/?	-/?	-/?
16b	43,000sqm Mixed	LAND ADJ. TO A12 JUNCTION 18, SANDON	?	0	++	+	?	++/-	--	0	0	0	~	0	-	-
10	1,220 dwellings; 5 TSP plots; 1,200sqm business; 1,900sqm retail	NORTH OF SOUTH WOODHAM FERRERS	--/?	++	+/-	++	+	++/-	--	--	--	0	~	0	--	--



New Site Ref.	Dev. Proposal	Site Name	1. Biodiversity	2. Housing	3. Economy	4. Sustainable living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
11b	20 dwellings	LAND AT KINGSGATE, BICKNACRE	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
11c	20 dwellings	LAND WEST OF BARBROOK WAY, BICKNACRE	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
12	32 dwellings	SAINT GILES MOOR HALL LANE BICKNACRE	0/?	+	0	+	+	+/-	++/--	0	0	0	~	0	0	0
13	100 dwellings	DANBURY	--/?	+	+/-	+	+/-	++	--	0	0	0	~	0	-	-
17a	11 dwellings	LAND NORTH OF ABBEY FIELDS, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
17b	20 dwellings	LAND EAST OF HIGHFIELDS MEAD, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-

5.7 ASSESSMENT OF LOCAL PLAN POLICIES

- 5.7.1 The performance of the proposed Local Plan policies contained within the Pre-Submission Consultation Document has been tested against the 14 IIA objectives. Each policy has been individually appraised against the IIA objectives and commentary provided describing the potential effects. Where appropriate, mitigation measures have been identified in order to address adverse effects and enhance positive effects. The findings of the appraisal are presented at **Appendix H**. As the policies contained in Section 7 of the Pre-Submission Consultation Document are area/site specific, they have been appraised separately. Those policies that relate to specific site allocations have been assessed by taking forward the findings of the initial site assessment and applying the associated development requirements (as set out in the related policies). This has enabled consideration of the extent to which the policies of Section 7 may help to mitigate adverse effects and enhance positive effects associated with the delivery of the proposed site allocations and, subsequently, the identification of where there would be residual significant effects.
- 5.7.2 A summary of the policy appraisal is presented in the following subsections, grouped by chapter and focusing on the cumulative significant effects identified.

CREATING SUSTAINABLE DEVELOPMENT

- 5.7.3 Section 5 of the Pre-Submission Consultation Document contains six policies that relate to sustainable development in the Chelmsford City Area. This suite of policies is wide-ranging, they embed the presumption in favour of sustainable development; ensure development mitigates and adapts to the effects climate change and is safe from all types of flooding; promote social inclusion; promote the conservation and enhancement of the historic and natural environment; and safeguard community assets.
- 5.7.4 Reflecting the broad range of topics covered by the policies that comprise this chapter of the Pre-Submission Consultation Document, and their emphasis on sustainable development, cumulative significant positive effects have been identified for all of the IIA Objectives.
- 5.7.5 Through the protection of Green Belt, recognised areas of ecological and historical value and locally recognised landscapes, Strategic Policy S4 may impact on the ability of the area to deliver housing and employment land. Negative effects have therefore also been identified in respect of housing (IIA Objective 2) and the economy (IIA Objective 3).
- 5.7.6 No cumulative significant negative effects have been identified during the appraisal of the policies that comprise Section 6 of the Pre-Submission Consultation Document. The policies have been assessed as having minor negative effects on housing (IIA Objective 2) and the economy (IIA Objective 3) (alongside cumulative significant positive effects). This is because Strategic Policies S3 (Conserving and Enhancing the Historic Environment) and S4 (Conserving and Enhancing the Natural Environment) may, by protecting built and natural environment assets, affect the delivery of housing and employment land. However, there is some uncertainty with regard to the potential for negative effects in this regard which will be dependent on the exact location and design of new development.

HOW WILL FUTURE DEVELOPMENT GROWTH BE ACCOMMODATED?

- 5.7.7 Section 6 of the Pre-Submission Consultation Document sets out the development requirements for the Chelmsford City Area (Strategic Policy S6) and the Local Plan Spatial Strategy (Strategic Policy S7).
- 5.7.8 Strategic Policy S6 is an overarching policy to ensure that the City Area's assessed housing need is fully met and that a mix of size, type, tenure and range of housing is provided to widen opportunities to create sustainable, inclusive and mixed communities. Strategic Policy S8 (Delivering Economic Growth) specifically supports economic growth through a flexible and market-responsive allocation of employment land. In addition, the policy encourages links between businesses and the two university campuses in the area. By seeking to focus employment growth in locations well-served by public transport, this policy should also ensure that jobs are accessible. The implementation of Strategic Policy S9 will enable the delivery of infrastructure and services, helping to ensure that new development is supported by commensurate infrastructure investment to make it sustainable and which, alongside housing and jobs provision, will help to address deprivation in the City Area. Strategic Policy S12 promotes a town centre first approach to retail uses. This will support retail development in these locations, strengthening the role of the City Centre and helping to ensure that employment opportunities are accessible. Overall, the policies in Chapter 6 have been assessed as having cumulative significant positive effects on housing (IIA Objective 2), the economy (IIA Objective 3), urban renaissance (IIA Objective 4) and health (IIA Objective 5).
- 5.7.9 Strategic Policy S9 includes a range of transportation infrastructure development requirements including: consideration of additional park and ride sites to serve West Chelmsford; Beaulieu Park Rail Station; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality of, or directly related to, development. Once implemented, these measures will help to mitigate the adverse impacts of new development, relieve existing congestion and promote sustainable modes of transport. Alongside Strategic Policy 8, which requires that employment uses are developed in sustainable locations well-served by existing or planned public transport provision, and Strategic Policy S12, that requires retail development and other uses follow the 'town centre first', this has been assessed as having a cumulative significant positive effect on transport (IIA Objective 6).
- 5.7.10 The delivery of infrastructure, including that related to water supply, wastewater treatment and strategic flood defences, will contribute positively to water resources and quality and contribute towards mitigating flood risk. Cumulative significant positive effects have therefore been identified in respect of water (IIA Objective 8) and flood risk (IIA Objective 9).
- 5.7.11 No further cumulative significant positive effects have been identified during the appraisal of policies that comprise Chapter 6 of the Pre-Submission Consultation Document.
- 5.7.12 Strategic Policies S1 and S7 seek to make the best use of previously developed land. However, it is recognised that there are a limited number of suitable brownfield sites (i.e. sites that are not significantly constrained or with no valuable existing use) that have not been earmarked for development in the Chelmsford

City Area and therefore a large area of greenfield land will be required to accommodate the housing and employment land supported by the policies in this chapter. Cumulatively, the policies have therefore been assessed as having mixed positive and significant negative effects on land use (IIA Objective 7).

- 5.7.13 No further significant negative effects have been identified during the appraisal of policies that comprise Chapter 6 of the Pre-Submission Consultation Document. The delivery housing, economic development and infrastructure and facilities may place pressure on the City Area's built and natural environments and resources as well as on highways capacity. In consequence, minor negative effects have been identified in respect of many of the IIA objectives (although in most cases, significant or minor positive effects have also been identified).

WHERE WILL DEVELOPMENT GROWTH BE FOCUSED?

- 5.7.14 Section 7 of the Pre-Submission Consultation Document comprises a suite of location specific policies that set out development requirements for sites across the three Growth Areas, in addition to the policy approach for each Special Policy Area.
- 5.7.15 The appraisal contained in **Appendix G** and **Appendix H** demonstrates that the implementation of the policies in this chapter will help to minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations through requirements relating to (inter alia): developer contributions towards, and onsite provision of, community facilities and services (including open space); improvements to the road network, public transport provision and measures to encourage walking and cycling; the use of SUDS; minimising impacts on heritage assets; high quality, sustainable design and architecture; and, for some sites, the requirement for Minerals Resource Assessment.
- 5.7.16 In this context, the policies in this chapter have been assessed as having a cumulative significant positive effect on housing (IIA Objective 2), the economy (IIA Objective 3) and urban renaissance (IIA Objective 4), reflecting the delivery of housing and employment land within/adjacent to urban areas and the provision of community services and facilities which are expected to help meet needs. Development within Central and Urban Chelmsford (Growth Area 1) would involve the redevelopment of a large number of brownfield sites and for these allocations, significant positive effects have been identified in respect of land use (IIA Objective 7).
- 5.7.17 Whilst the policies contained in Section 7 will help to minimise adverse social and environmental effects associated with the delivery of the proposed site allocations, residual negative effects do remain. In particular, the appraisal presented in **Appendix H** highlights that there would be cumulative (residual) significant negative effects in respect of land use (IIA Objective 7), given the loss of greenfield land associated with development, cultural heritage (IIA Objective 13), due to the proximity of some sites to historic assets, and landscape and townscape (IIA Objective 14), given the scale of development at strategic greenfield sites and likely loss of local landscape character. Due to the location of some sites within Minerals Safeguarding Areas, cumulative significant negative effects have also been identified on waste and resources (IIA Objective 12).
- 5.7.18 As Special Policy Areas are defined within and around existing facilities and institutions (to enable their operational and functional requirements to be planned

in a strategic and phased manner), the potential for significant positive and negative effects is considered to be limited.

PROTECTING AND SECURING IMPORTANT ASSETS

5.7.19 Section 8 of the Pre-Submission Consultation Document comprises a suite of thematic policies for protecting important assets in the Chelmsford City Area. The policies cover: the type and size of housing; protection of employment land and town centres for retail development; protection of the countryside, the historic environment and natural environment; and the delivery and protection of community assets. These policies have been appraised by subsection and the findings are summarised below.

Securing the Right Type of Homes

5.7.20 The policies in this subsection have been assessed as having a significant positive effect on housing (IIA Objective 2). The implementation of Policies DM1 (Size and Type of Housing) and DM2 (Affordable Housing and Rural Exception Sites) will help to ensure that there is a good balance and mix of housing provided through new housing developments including rural exception sites. Policy DM2 makes provision for 35% affordable housing on sites of 10 or more dwellings on sites of 0.5ha or larger and exception site development in order to respond to the total annual affordable housing need (assessed to be 642 dwellings for rent). Policy DM2 introduces a first homes clause (C) which allows for development in the rural area and Green Wedge for small sites (<1ha) adjacent to existing settlements.

5.7.21 Policy DM3 relates specifically to Gypsies, Travellers and Travelling Showpeople, providing a policy framework to help meet the Council's assessed need for accommodation. Cumulative significant positive effects have also been identified in respect of urban renaissance (IIA Objective 4) as the policies in this subsection are considered likely to tackle inequalities and foster social inclusion by helping to meet housing needs of all communities, including the growing elderly population and the Gypsy, Travellers and Travelling Showpeople communities.

5.7.22 No further significant positive effects have been identified. The policies are considered to have cumulative minor positive effects on employment (IIA Objective 3), health and wellbeing (IIA Objective 5), transport (IIA Objective 6), flood risk (II Objective 9), air quality (II Objective 10), and climate change (II Objective 11).

5.7.23 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Securing Economic Growth

5.7.24 Policy DM4 (Employment Areas and Rural Employment Areas) seeks to protect and promote land for B-Class employment uses and employment generating 'sui generis' uses in designated Employment Areas and protect these areas from inappropriate non-Class B uses. This policy is therefore expected to help support the retention of businesses and jobs in the Chelmsford City Area and contribute to economic growth and investment. The retention of retail uses within the Primary Shopping Areas of Chelmsford City Centre and South Woodham Ferrers Town Centre under Policy DM5, meanwhile, will contribute to the maintenance and strengthening of the City Area's retail offer and the vitality and viability of these

centres. The retention of retail uses within the Principal and Local Neighbourhood Centres will also help ensure that local needs are met. Overall, the policies in this subsection have been assessed as having cumulative significant positive effects on the economy (IIA Objective 3) and urban renaissance (IIA Objective 4).

- 5.7.25 No further significant positive effects have been identified. Cumulative minor positive effects have been identified on health and wellbeing (IIA Objective 5), transport (IIA Objective 6), air quality (IIA Objective 10), climate change (IIA Objective 11), cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14).
- 5.7.26 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Protecting the Countryside

- 5.7.27 Collectively, the policies in this subsection seek to conserve the Green Belt, Green Wedge and the Rural Area outside of the Green Belt, as designated in the Pre-Submission Consultation Document. This will serve to encourage the redevelopment of urban, brownfield sites, restrict inappropriate development of greenfield land and avoid adverse impacts on biodiversity (including designated nature conservation sites) in these areas (although it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Cumulative significant positive effects have therefore been identified in respect of biodiversity (IIA Objective 1). The protection of designated Green Belt, Green Wedge and the Rural Area will contribute to the protection and enhancement of landscape character and in consequence, significant positive effects have also been identified in respect of landscape and townscape (IIA Objective 14).
- 5.7.28 No further significant positive effects have been identified. The policies in this subsection have been assessed as having minor positive effects on urban renaissance (IIA Objective 4), health and wellbeing (IIA Objective 5), transport (IIA Objective 6), water (IIA Objective 8), flood risk (IIA Objective 9), air quality (IIA Objective 10), climate change (IIA Objective 11) and cultural heritage (IIA Objective 13).
- 5.7.29 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having mixed positive and negative effects in respect of housing (IIA Objective 2) and employment (IIA Objective 3) as the designation/protection of Green Belt, Green Wedge and the Rural Areas may restrict the delivery of housing and employment land. Mixed minor positive and negative effects have also been identified in relation to land use (IIA Objective 7) as development allowed under these policies may take place on greenfield land.

Protecting the Historic Environment

- 5.7.30 This subsection contains policies which seek to protect and enhance the City Area's heritage assets and their setting including listed buildings, Conservation Areas, Registered Parks and Gardens and Scheduled Monuments as well as non-designated assets and archaeology. Cumulatively, significant positive effects have therefore been identified in respect of cultural heritage (IIA Objective 13). Historic assets contribute towards the character of the City Area and their

protection has therefore been assessed as having a significant positive effect on landscape and townscape (IIA Objective 14).

- 5.7.31 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having a minor positive effect on urban renaissance (IIA Objective 4).
- 5.7.32 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having minor negative effects on housing (IIA Objective 2) and the economy (IIA Objective 3) as protection of historic assets may affect the delivery of housing and employment land, although this would be dependent on the exact location and design of development proposals.

Protecting the Natural Environment

- 5.7.33 This subsection makes a positive contribution to a number of the IIA objectives. Policy DM16 seeks to ensure that biodiversity assets are promoted and conserved by protecting them from harm and encouraging biodiversity enhancement. The policy requires that new development (unless exempt) provides for a minimum 10% biodiversity net gain above the existing ecological baseline value of the site. Policy DM17 seeks the conservation of protected trees and woodland. This has been assessed as having a significant positive effect on biodiversity (IIA Objective 1) as well as on cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14). The implementation of Policy DM18 will help to ensure that development does not take place in areas of flood risk whilst Policy DM19 will support the development of appropriate low carbon and renewable technologies. Cumulatively, the policies have therefore been assessed as having a significant positive effect on flood risk (IIA Objective 9) and climate change (IIA Objective 11).
- 5.7.34 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects on health and wellbeing (IIA Objective 5), water (IIA Objective 8), air quality (IIA Objective 10) and waste and resources (IIA Objective 12).
- 5.7.35 No significant negative effects have been identified in respect of the policies contained in this subsection. The policies have been assessed as having minor negative effects in relation to housing (IIA Objective 2), as the policies may constrain housing delivery, whilst cumulatively mixed positive and negative effects have been identified in relation to the economy (IIA Objective 3).

Delivering and Protecting Community Assets

- 5.7.36 The policies contained in this subsection have been assessed as having cumulative significant positive effects on a number of the IIA objectives including the economy (IIA Objective 3), urban renaissance (IIA Objective 4) and health and wellbeing (IIA Objective 5). This reflects the expectation that the protection of existing, and delivery of new, community facilities and services will help to make the Chelmsford City Area an attractive place to work and invest in and ensure that there is sufficient provision of services and facilities to support growth and promote healthy lifestyles.
- 5.7.37 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects in respect of biodiversity (IIA Objective 1), transport (IIA Objective 6), water (IIA

Objective 8), flood risk (IIA Objective 9), air quality (IIA Objective 10), climate change (IIA Objective 11), cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14).

- 5.7.38 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

MAKING HIGH QUALITY PLACES

- 5.7.39 This chapter is divided into two subsections. The first subsection is wide ranging and comprises policies on (inter alia): sustainable design and construction; high quality design; and parking standards. The second subsection focuses on protecting amenity including development on contaminated land and air quality.

Making Places

- 5.7.40 The policies in this subsection will support the delivery of high quality, well-designed sustainable development which has been assessed as having a significant positive effect on housing (IIA Objective 2), the economy (IIA Objective 3), urban renaissance (IIA Objective 4), health and wellbeing (IIA Objective 5), climate change (IIA Objective 11) and landscape and townscape (IIA Objective 14). In particular, Policy DM31 (Net Zero Carbon Development) introduces detailed criteria for securing a path towards net zero carbon, requiring that all new buildings must be designed and built to be Net Zero Carbon in operation, that is: ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match annual energy use.
- 5.7.41 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects in respect of biodiversity (IIA Objective 1), transport (IIA Objective 6), land use (IIA Objective 7), water (IIA Objective 8), flood risk (IIA Objective 9), air quality (IIA Objective 10), waste and resources (IIA Objective 12) and cultural heritage (IIA Objective 13).
- 5.7.42 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

Protecting Amenity

- 5.7.43 This subsection contains two policies: Policy DM29 (Protecting Living and Working Environments); and Policy DM30 (Contamination and Pollution). Together, these policies will help to ensure that development does not give rise to unacceptable levels of polluting emissions related to noise, light, smell, fumes, and vibration and that development on hazardous substance sites or land which is contaminated will not have a threat to health or safety. Policy DM30 will also ensure that development will not cause unacceptable harm to the air quality of the area.. Cumulatively, these policies have been assessed as having a significant positive effect on health and wellbeing (IIA Objective 5) and air quality (IIA Objective 10).
- 5.7.44 No further significant positive effects have been identified for the policies in this subsection. The policies have been assessed as having minor positive effects on biodiversity (IIA Objective 1) and climate change (IIA Objective 11).
- 5.7.45 No significant or minor negative effects have been identified in respect of the policies contained in this subsection.

5.8 THE APPROACH TO CARBON NEUTRALITY IN THE LOCAL PLAN

- 5.8.1 Chelmsford City Council declared a Climate Emergency in 2019. The Local Plan, in partnership with all other aspects of the City Council's responsibilities and associated strategies, is tasked with responding to the challenge of adjusting the way in which residents live and work to meet national targets for carbon emissions.
- 5.8.2 Essex County Council, in their representations to the Issues and Options Consultation, recommended that the carbon impact of the proposed spatial strategy is assessed and evaluated, and the findings used to help steer the spatial strategy in a way which responds to the stated priorities on climate and ecological emergency and that demonstrate alignment with local and national climate targets.
- “This is necessary because Local Planning Authorities (LPAs) are bound by the legal duty set out in the Section 19 of the Compulsory Purchase Act, amended by Planning Act 2008, to ensure that taken as a whole plan policy contributes to the mitigation and adaptation to climate change. In discharging this duty, LPAs must consider NPPF 153 and ensure that policies are in line with the Climate Change Act 2008 – and this includes the legally binding national climate targets which are a 78% reduction in greenhouse gas emissions by 2035 (Sixth Carbon Budget) and 100% reduction in Greenhouse Gas emissions (net zero) by 2050.”*
- 5.8.3 The response was made as it is something that should be undertaken and at the time of the Issues and Options consultation ECC was looking at bidding for funding to help develop an approach to assessing local plans carbon impact in conjunction with Centre for Sustainable Energy, who were trying to progress a pilot scheme. Unfortunately, this work has stalled.
- 5.8.4 As part of the preparation of the IIA, WSP has prepared a Technical Note: Approach to Carbon Neutrality in the Emerging Chelmsford Review of the Local Plan which analyses how the Local Plan and the IIA in its appraisal of the Local Plan address carbon neutrality.
- 5.8.5 Policy DM31 of the Local Plan Pre-Submission document focusses on carbon neutrality, setting out requirements for new development to help deliver zero carbon, in accordance with the requests of Essex County Council, the Essex Design Guide and associated Technical Reports.
- 5.8.6 The proposed approach towards addressing carbon neutrality is centred on Policy DM31 (Net Zero Carbon Development (in Operation)) which in turn is supported by references throughout the Local Plan, and commitments made in respect of the carbon performance of strategic growth areas, which together present the basis for long-term transition.
- 5.8.7 Policy DM31 sets out that all new buildings, residential and non-residential, must be designed and built to be Net Zero Carbon in operation. They must be ultra-low energy buildings, fossil fuel free, and generate renewable energy on-site to at least match annual energy use. All new buildings, one dwelling and above for residential developments, and 100sq metres and above for non-residential developments, are required to comply with the five requirements set out in the Local Plan, regarding:

- Space heating demand limits
 - Fossil fuel free
 - Energy Use Intensity (EUI) limits
 - On-site renewable energy generation
 - As-built performance confirmation and in-use monitoring
- 5.8.8 Further detail relating to the requirements is set out in the Local Plan, along with alternative routes to meeting the policy requirements.
- 5.8.9 The IIA responds to the content of the emerging Local Plan through a ‘check and challenge’ approach which acknowledges the inherent challenges associated with growth and the aspirations for a low/zero-carbon future and notes the progress likely to be achieved through the policy framework.
- 5.8.10 The IIA has considered the effects of the Pre-Submission Consultation Document on the following matters that could be relevant to net zero: sustainable living and revitalisation, climate change, and waste and the use of natural resources.
- 5.8.11 The majority of the Strategic Priorities that guide the approach of the Local Plan, are relevant to the potential to meet net zero carbon. The Strategic Priorities set out the detail of how the Strategic Priorities will be achieved, and a number of these also have the potential to impact the achievement of net zero.
- 5.8.12 All of the Strategic Policies and Strategic Priorities have been assessed against the IIA objectives, which make several references to sustainability, and include Objective 10 Air Quality and Objective 11 Climate Change. These two objectives assess the Local Plan on how far it will go to improve air quality, and to minimise greenhouse gas emissions and adapt to the effects of climate change.

5.9 HEALTH IMPACT ASSESSMENT AND EQUALITIES IMPACT ASSESSMENT

- 5.9.1 A detailed Health Impact Assessment (HIA) (**Appendix J**) and a detailed Equalities Impact Assessment (EqIA) (**Appendix I**) have been undertaken as part of the assessment of Proposed Strategic Policies and Site Allocations according to the assessment frameworks set out in the Scoping Report.
- 5.9.2 In addition, health, well-being and equalities matters are included within this present assessment through the assessment of growth, economic and spatial approaches against Health and well-being (Objective 5), and implicit in Housing (Objective 2), Economy (Objective 3) and Sustainable Living and Revitalisation (Objective 4) where access to homes, jobs and services are included in the guide questions.
- 5.9.3 The principal results from the assessments are presented in **Table 5.11**.

Table 5.11 Principal Results from the HIA and EqIA

HIA	EqIA
<p>Strategic Policies</p> <p>Overall, the strategic policies will help to support and progress the HIA objectives by improving access to new homes, employment</p>	<p>The Strategic Policies do not directly affect a number of the protected characteristics considered under the EqIA, reflecting the intention and scope of the plan as a land use</p>

HIA	EqIA
<p>opportunities and associated infrastructure. The policies encourage high quality design and active travel, the protection and enhancement of the environment, community facilities and the delivery of multi-functional open spaces and green infrastructure. Strategic Policy S14 (Health and Wellbeing) is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. It sets out a commitment to improving the health and wellbeing of residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking. While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces. The strategic policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives.</p> <p>Growth Area Policies</p> <p>The growth area policies propose the delivery of housing, employment and associated infrastructure across a number of sites. The delivery of strategic scale infrastructure will significantly progress the HIA objectives through improved access to good quality homes (including affordable homes), employment opportunities, community facilities (including education and health services) and greater opportunities for active travel. The policies also require the provision of accessible and multi-functional open/ green spaces and the provision or contributions to new or enhanced recreational facilities. While the delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces, the growth area policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives. There is the opportunity to strengthen the growth area policies in relation to HIA objective 5, through the requirement for the delivery of communal food growing opportunities in strategic scale development, such as allotments or community orchards. The policies relating to Special Policy Areas (SPA) are likely to progress HIA objectives 2, 4 and 6 as they allow for the continued operation and function of key facilities, including Broomfield Hospital.</p> <p>Development Management Policies</p> <p>The development management policies often relate to a specific issue and therefore progress a particular HIA objective. In general, the majority of them are not likely to progress or hinder the HIA objectives given the nature of the policies. Policies DM1, DM2 and DM24 are likely to significantly progress HIA objective 1 relating to design of homes. The policies require an appropriate mix of dwelling types and sizes, the delivery of affordable homes and high quality built form and urban design. None of the policies were identified as having the potential to have significant negative effects on the HIA objectives.</p>	<p>document. All of the Strategic Policies and Site Allocations are assessed as having either a positive, mixed or neutral outcome in respect of the protected characteristics; consequently, the Pre-Submission Document is considered to be generally compatible with the duties of the Equality Act 2010.</p> <p>In respect of gender reassignment, marriage and civil partnership, sex and sexual orientation there are no identified effects included in policy options or site options that are considered to have a direct effect on these four protected characteristics. For the remaining five protected characteristics – age, disability, religion or belief, pregnancy and maternity and race - the options considered as part of the Local Plan: Pre-Submission document are likely to have some positive effects as follows:</p> <ul style="list-style-type: none"> • policies which seek to provide and enhance community services and facilities will benefit the young, old and those with accessibility issues such as the disabled and pregnant women (Strategic Policies S1, S5, S9, S12, S15, S16, S17). • the provision of accessible greenspace and enhancement of accessibility (Strategic Policies (S1, S2, S5, S9, S13, S15) is likely to directly benefit those with relatively limited accessibility. • Those vulnerable to air pollution (the young, old and pregnant women) are also likely to directly benefit from the provision of more open space which is accessible, as well as improvements in air quality as a result of modal shift in transport use, notably through the provision of walking and cycling routes and EV charging infrastructure (Strategic Policies S1, S2, S5, S9, S12, S13, S15). • The provision of high quality community infrastructure including meeting spaces is likely to benefit those vulnerable to social isolation (notably the elderly, disabled and pregnant women) through offering opportunities for socialising in accessible places (Strategic Policies S1, S5, S9, S12, S15, S16, S17) • The provision of a wide range of housing types and affordable options will help to ensure greater equality of access, meeting the needs of specific groups, notably the elderly, disabled and young).

5.9.4 The Proposed Spatial Strategy is likely to yield overall positive effects, reflecting the provision of greater opportunities for access to services and employment.



- 5.9.5 Overall, no negative effects have been identified across the two analyses, although there are a wide range of uncertainties associated with policy implementation and the requirement for ongoing monitoring and evaluation to determine the success of policy implementation and any unintended consequences.

6. ASSESSMENT OF ALTERNATIVES

6.1 INTRODUCTION

- 6.1.1 This Chapter explains how alternatives have been identified at the Pre-Submission stage of the Local Plan Review and presents the findings of the IIA of any reasonable alternatives. This chapter is structured as follows:
- **National Legislation, Policy and Guidance** - sets out the requirements for the consideration of alternatives through the IIA process and extant guidance.
 - **Consideration of alternatives at previous stages in plan-making** - presents an overview of the alternatives previously identified and assessed.
 - **Consideration of Reasonable Alternatives within the Pre-Submission Local Plan** - explains how alternatives have been identified at this stage in plan-making.
 - **IIA of alternative spatial strategy options** - presents the summary findings of the assessment.
 - **Outline reasons for the selection of the preferred approach and rejection of alternatives** - explains why the preferred spatial strategy option is selected in light of alternatives.

6.2 NATIONAL LEGISLATION, POLICY AND GUIDANCE

THE SEA REGULATIONS 2004

- 6.2.1 Relevant legislation (the SEA Regulations, case law, policy in the National Planning Policy Framework (NPPF, December 2023) and Planning Practice Guidance (PPG) relating to the consideration of reasonable alternatives is set out below.
- 6.2.2 In terms of considering reasonable alternatives the SEA Regulations state (paragraph 12(2)):
- “The report shall identify, describe and evaluate the likely significant effects on the environment of—*
- (a) implementing the plan or programme; and*
- (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme.”*
- 6.2.3 The Regulations only refer to reasonable alternatives to ‘the plan’ and that they should take into account the objectives and geographical scope of the plan or programme.

CASE LAW

- 6.2.4 The consideration of reasonable alternatives within plan preparation has been the focus of legal challenges to local plans in England, with claimants citing inadequate implementation of the SEA Directive. The judgments that are of most

relevance to the consideration of reasonable alternatives are summarised¹²⁰ below:

- **Save Historic Newmarket v Forest Heath District Council [2011] EWHC 606 (Admin) (25 March 2011)** case in which it was found that reasonable alternatives to a 1,200 home sustainable urban extension in northeast Newmarket had not been adequately assessed and the reasons why alternatives had been rejected had not be sufficiently explained in the SA Report. The High Court ruling, in quashing parts of the Forest Heath Core Strategy, stated:

“40. It was not possible for the consultees to know from it what were the reasons for rejecting any alternatives to the urban development where it was proposed or to know why the increase in the residential development made no difference. The previous reports did not properly give the necessary explanations and reasons and in any event were not sufficiently summarised nor were the relevant passages identified in the final report. There was thus a failure to comply with the requirements of the Directive.”

- **Ashdown Forest Economic Development LLP v Secretary of State for Communities and Local Government [2014] EWHC 406 (Admin) (21 February 2014)** case in which the claimants sought to extend similar arguments to those pursued in *Save Historic Newmarket* and *Heard*, to an extent that was considered inapplicable and impermissible by the court. The judge ruled that:

“97 ..., the Directive does not require the authority to embark on an artificial exercise of selecting as putative “reasonable alternatives,” for full strategic assessment alongside its preferred option.”

- **R (on the application of RLT Built Environment Ltd) v. The Cornwall Council and St Ives TC [2017] JPL 378** in which the requirements for reasonable alternatives were reviewed as part of ways to manage the demand for second homes in St Ives:

1. Reasonable alternatives does not include all possible alternatives: the use of the word “reasonable” clearly and necessarily imports an evaluative judgment as to which alternatives should be included. That evaluation is a matter primarily for the decision-making authority, subject to challenge only on conventional public law grounds.

2. An option which does not achieve the objectives, even if it can properly be called an “alternative” to the preferred plan, is not a “reasonable alternative”.

3. The question of whether an option will achieve the objectives is also essentially a matter for the evaluative judgment of the authority, subject of course to challenge on conventional public law grounds. If the authority rationally determines that a particular option will not meet the objectives, that

¹²⁰ Planning Advisory Service (2014) Plan Making Case Law Update ([Microsoft Word - Main Issue 3 - SEA-SA - PAS Guidance - Case Law Update - 2014](#) and [Neighbourhood plans and second homes](#))

option is not a reasonable alternative and it does not have to be included in the SEA Report or process.”

NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING GUIDANCE

- 6.2.5 The NPPF¹²¹ sets out the government's planning policies for England and how these are expected to be applied. Paragraph 32 of the NPPF states:
- 6.2.6 *“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”*
- 6.2.7 With regard to SA and the consideration of reasonable alternatives, the PPG states: (Paragraph: 018 Reference ID: 11-018-20140306)¹²².
- 6.2.8 *“The sustainability appraisal needs to consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted. In doing so it is important to:*
- 6.2.9 *Outline the reasons the alternatives were selected, and identify, describe and evaluate their likely significant effects on environmental, economic and social factors using the evidence base (employing the same level of detail for each alternative option). Criteria for determining the likely significance of effects on the environment are set out in schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004;*
- 6.2.10 *As part of this, identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them; and*
- 6.2.11 *Provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives.”*

SECTOR GUIDANCE

- 6.2.12 The Royal Town Planning Institute has published good practice advice SEA/SA for land use plans¹²³. In relation to reasonable alternatives, the guidance states that:

¹²¹ Ministry of Housing, Communities and Local Government (December 2023) National Planning Policy Framework ([National Planning Policy Framework - Guidance - GOV.UK](#))

¹²² Ministry of Housing, Communities and Local Government (February 2024) Planning Practice Guidance ([Planning practice guidance - GOV.UK](#))

¹²³ RTPI (2018) Strategic Environmental Assessment: Improving the effectiveness and efficiency of SEA/SA for land use plans ([sea-sapracticeadvicefull2018c.pdf](#))

6.2.13 “Alternatives are not needed for every plan issue. A ‘policy versus no policy’ comparison of alternatives is necessary only where ‘no policy’ is under active consideration by the planning team. Where only one alternative is reasonable, then looking at other alternatives is not ‘reasonable’. Not meeting objectively assessed housing need and going against Government policy are also generally not ‘reasonable’.”

6.3 CONSIDERATION OF ALTERNATIVES AT PREVIOUS STAGES IN PLAN-MAKING

Spatial Strategy Options

6.3.1 At the Issues and Options stage, five spatial approaches relating to the distribution of the proposed housing and employment growth were identified and assessed through the IIA. These are set out in **Table 6.1** below.

Table 6.1 Spatial Approaches Considered at the Issues and Options Stage

	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
Brownfield sites in Chelmsford Urban Area	1,000	2,500	1,000	1,000	1,000
Edge of Chelmsford extension ((West Chelmsford, East Chelmsford)	1,500	1,500	1,500	500	
North of South Woodham Ferrers	500	500	500	500	
North East Chelmsford	3,500*	3,500*	3,500*	4,500*	3,000*
Key Service Settlements (Bicknacre, Boreham, Broomfield, Danbury, Great Leighs)	1,500**		1,000**		
Service Settlements (East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers)			500**		
Settlements with good proximity to transport corridors (Chatham Green, Howe Green, Rettendon Common)				1,500**	
New Strategic Settlement/ Garden Community (Hammonds Farm)					4,000

* 2,500 is already within the existing allocation area but not allocated for development within the current Plan period up to 2036

** Split across one or more settlement

6.3.2 All approaches were found to be capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are broadly similar likely effects (mixed positive and negative) across all approaches in respect of biodiversity, cultural heritage, flood risk, land use and resource use, with potential uncertainty in respect of sustainable living and

revitalisation, air quality and climate change associated with Approach D which is an untested approach. For all approaches, water resource use is an issue, reflecting regional local supply deficits. The full findings of the assessment are available in **Appendix K** of this report.

6.3.3 The main issues raised in the consultation responses to the Preferred Options Consultation Document are summarised in feedback reports published in Autumn 2024. These showed both support and opposition to the proposed site allocations. Respondents commented on the types of location, with many focused on one of the five Spatial Approaches – with a mixed reception overall.

- Growth in urban areas is supported as a sustainable approach
- Expanding allocated sites raised concerns about the ability of infrastructure to cope, although is supported for sustainability
- Growth along transport corridors received a mixed response: the A12 should be included, it can provide good access, but it may direct growth away from the city
- Development at larger villages is not supported due to impact on Danbury and South Woodham Ferrers, although sustainability is seen as more important than village size
- Development at smaller villages is not supported due to impact on small community character, access and services, although it could support local vitality
- A new large settlement is generally opposed for a wide number of reasons including landscape, environment, loss of agricultural land, impact on services and roads, lack of flexibility, potential delays in delivery; although limited support shown for a sensitive approach.

6.3.4 The proposed Spatial Strategy was a hybrid of the five spatial approaches which provided a suitable means of taking forward existing allocations in the Local Plan and meeting additional requirements for housing provision which were updated and refined in the Local Plan to reflect the evidence base, national policy and consultation responses.

6.4 CONSIDERATION OF REASONABLE ALTERNATIVES FOR THE PRE-SUBMISSION LOCAL PLAN

6.4.1 It is appropriate at this Pre-Submission stage to give further consideration to reasonable alternatives, in light of updated national planning policy and guidance, local plan evidence and representations made on the Preferred Options consultation.

QUANTUM OF GROWTH

6.4.2 As a starting point for establishing alternatives for the plan, there is a need to consider the overall quantum of growth to be delivered during the plan period.

6.4.3 The Strategic Housing Needs Assessment (SHNA) published in August 2023 identified a need for 955 dwellings per annum (dpa) using the Standard Method at the time. It concluded that there were no exceptional circumstances to deviate

from the Standard Method (either in an upward or downward direction).

- 6.4.4 To plan to meet only the minimum local housing need figure produced by the Standard Method would not significantly boost the supply of homes and could potentially impact on the Council's ability to meet housing needed by specific groups. The City Council declared a housing crisis in Chelmsford in February 2022 and levels of homelessness continue to rise. Taking this, and the annual variation into account, the Council proposed a Housing Requirement figure of 1,000 dpa for the plan period (2022 – 2041) in the Preferred Strategy.
- 6.4.5 A consultation on proposed reforms to the NPPF and planning system was published in September 2024. The proposed changes included implementing a new Standard Method and making it mandatory for local planning authorities to plan for the identified need. The housing need for Chelmsford City Council identified using the revised Standard Method figure was 1,406 dpa. The revised NPPF set out proposed transitional arrangements for emerging Local Plans. It stated that there should be a gap of no more than 200 dwellings per annum between the local planning authority's revised housing need figure and its proposed housing requirement.
- 6.4.6 In response to the proposed changes, an addendum to the Council's 2023 SHNA report was published in November 2024. The addendum note was prepared as a partial update to the 2023 SHNA to assess the implications of moving from housing delivery using a Standard Method output of 955 dpa up to a revised figure of 1,206 dpa which is in line with the proposed transitional arrangements.
- 6.4.7 The SHNA (2023), including the 2024 addendum report, concluded that whilst there is no direct link between the affordable need and the overall housing need, the need for affordable housing is notable across the Council area and the amount of affordable housing delivered will be limited to the amount that can viably be provided.
- 6.4.8 Following consultation, the revised NPPF and Standard Method was published in December 2024. The transitional arrangements were amended to state that to proceed under the existing plan system, local plans need to meet at least 80% of the revised Standard Method for calculating housing need. Further to this, the revised Standard Method figure for Chelmsford was increased from 1,406 dpa to 1,454 dpa.
- 6.4.9 Based on the evidence set out above, it is considered reasonable to explore alternatives for the following levels of housing growth:
- **Lower growth (approx. 955 dpa or 18,145 total dwellings)** based on the SHNA published in 2023 and previous Standard Method. While it could be argued that this is not a reasonable alternative as it is not in line with the revised NPPF and Standard Method, it is being taken forward for further consideration as a number of representations were received from the public on the Preferred Strategy questioning the level of growth proposed in the plan.
 - **Transitional growth (approx. 1,206 dpa or 22,990 total dwellings)** based on the housing need identified through the revised Standard Method and transitional arrangements.

- **Higher growth (approx. 1,406 dpa or 26,714 dwellings)** based on the full housing need identified through the revised Standard Method published for consultation in September 2024. The higher level of growth proposed through the December 2024 NPPF and Standard Method has not been considered further at this stage as it was not available in sufficient time for consideration through this report.

6.4.10 **Table 6.2** below sets out the current housing and employment land supply situation against the different of growth options identified above and provides an indication of the residual needs to be addressed through alternative options.

Table 6.2 Chelmsford Housing Land Supply and Residual Need

Housing & Employment supply	Number of dwellings
Completions 2022-2023	1,837
Site with planning permission	3,106
Windfall (2026-2041)	2,373
Total	7,226
Lower growth residual need	10,919
Transitional growth residual need	16,100
Higher growth residual need	19,488

- 6.4.11 In response to the consultation on the Preferred Options, the Council received approaches from Castle Point Borough Council and Southend on Sea City Council, and following the consultation, an approach from Basildon Borough Council, requesting that Chelmsford help to meet unmet housing need through its Local Plan allocations.
- 6.4.12 The Council’s intention is to progress Chelmsford’s Local Plan through the transitional requirements outlined in the December 2024 NPPF. The transitional arrangements state that to proceed under the existing plan system, local plans need to meet at least 80% of the revised standard method for calculating housing need. The Council intends to exceed this by meeting 83% of the requirement, or 1,210 homes and publish the Pre-Submission Local Plan to meet the NPPF timeline.
- 6.4.13 This results in almost all the housing supply buffer originally identified in Chelmsford’s Preferred Options Local Plan being incorporated into meeting a revised Local Housing Need number required by the transitional arrangements.
- 6.4.14 The proposed Spatial Strategy has been tested through the evidence base for the Local Plan. There is no capacity in Chelmsford’s proposed Spatial Strategy to accommodate any unmet housing need from neighbouring or nearby local authorities.
- 6.4.15 If the Council was to seek to provide the full Standard Method assessment of 1,454 homes dpa this would meet its own need but still not provide any capacity to meet unmet needs from elsewhere. It would also mean that the Council would not be able to take advantage of the proposed transitional arrangements.

- 6.4.16 The Employment Land Review 2023 (and Focused Update 2024) and the Retail Capacity Study Update 2023 have informed the amount and types of employment and retail floorspace that will be required within the plan period. It explored three scenarios and found the following:
- **Scenario 1** (forecasts of job growth (labour demand)) there is an employment requirement for 86,333 sqm of employment floorspace. Taking employment supply/ capacity into account (111,783 sqm) this would result in a residual surplus of 25,450 sqm of employment floorspace.
 - **Scenario 2** (past development rates) there is an employment requirement for minus 22,737 sqm of employment floorspace. Taking employment supply/ capacity into account (111,783 sqm) this would result in a residual surplus of 134,520 sqm of employment floorspace.
 - **Scenario 3** (future labour supply based on an updated labour supply scenario and the revised Standard Method (September 2024) for assessing housing need) there is an employment requirement for 280,758 sqm of employment floorspace. Taking employment supply/ capacity into account (111,783 sqm) this would result in a residual need of 168,975 sqm of employment floorspace.
- 6.4.17 Informed by this it is considered reasonable to explore alternatives for meeting the residual need of 168,975 sqm of employment floorspace highlighted under Scenario 3 in the Employment Land Review 2024. There are no residual needs to be addressed under either Scenario 1 or 2.
- 6.4.18 In accordance with the National Planning Policy for Traveller Sites (PPTS) the Council in partnership with other Essex Local Authorities undertook a Gypsy and Traveller Accommodation Assessment in 2023. The findings of the Gypsy and Traveller Accommodation Assessment, which covers the period 2023 to 2041, identifies a requirement for 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041 within Chelmsford for households that meet the definition of Gypsies and Travellers in the PPTS.
- 6.4.19 Exploring the delivery of a lower number of pitches and plots is not considered reasonable as it would need meet the identified needs.
- 6.4.20 Following the Preferred Options consultation, an approach was received from Basildon Borough Council, requesting that Chelmsford help to meet unmet Gypsy and Traveller and Travelling Showpeople need through its Local Plan allocations.
- 6.4.21 Although Chelmsford City Council carried out a specific Gypsy and Traveller ‘call for sites’, it has not been possible to identify suitable and deliverable site allocations to meet the whole of the identified need. Chelmsford’s approach is to allocate three sites in the Regulation 19 Local Plan with a criteria-based policy addressing the small shortfall. As such, there is no capacity in Chelmsford’s proposed Spatial Strategy to accommodate any unmet Gypsy and Traveller need from neighbouring or nearby local authorities. Taking this into account, the delivery of a higher number of pitches and plots is not reasonable.

LOCATION OF GROWTH

- 6.4.22 In trying to establish reasonable alternatives for the plan the next step is to explore

the land available for development during the plan period.

- 6.4.23 The Council carried out a Strategic Housing and Employment Land Availability Assessment (SHELAA) to assess sites nominated by landowners, promoters and developer. The SHELAA is open all year round, meaning a new site can be submitted or amendments made to an existing site on a rolling basis.
- 6.4.24 As of June 2024, a total of 385 sites were submitted and assessed through the SHELAA. To ensure a robust and consistent approach to the consideration of individual site options every site assessed through the SHELAA was considered through the IIA process. The findings of the assessment are presented in **Appendix M**, along with the methodology used. Where necessary, individual site options are referred to below in the establishment of spatial strategy options.

ESTABLISHING SPATIAL STRATEGY OPTIONS

- 6.4.25 Taking the above information into account (on the quantum, supply and land available) it is then possible to establish spatial strategy options.
- 6.4.26 As this is a Local Plan Review, it was considered reasonable by the Council to roll forward proposed allocations in the currently adopted Local Plan where possible. The sites being brought forward from the adopted Local Plan have all been tested through the evidence base and found sound at Independent Examination. Many of the sites have a Masterplan and/ or planning permission and/ or resolutions to grant planning permission, which have been secured since adoption, providing certainty for their delivery.
- 6.4.27 Nine allocated sites have been removed as development is complete, totalling 1,285 homes, and a Gypsy and Traveller site providing 10 pitches.
- 6.4.28 The existing Local Plan allocations could deliver a total of 11,867 dwellings and 67,146 sqm of employment floor space over the plan period, which substantially reduces the residual requirements identified earlier in this section that need to be met under any spatial strategy options. This means that the existing Local Plan allocations will feature across any spatial strategy options that are developed. In the case of the lower growth option, the residual housing need is therefore already met through the existing Local Plan allocations and there is no need to explore additional site options to deliver any further growth. This is also the case for employment growth as a surplus in employment floorspace was identified through the Employment Land Review (2024) for Scenarios 1 and 2.
- 6.4.29 For the transitional and higher growth levels, additional site options over and above the existing Local Plan allocations will be required in order to meet residual residential and employment needs.
- 6.4.30 It was determined that site options which are situated within the Metropolitan Green Belt and Green Wedge would not be taken forward as part of any spatial strategy options to help meet any residual needs. This is primarily because there are sufficient and suitable site options outside of the Green Belt and Green Wedge to meet residual needs. The Government has continued to re-affirm the protection of the Green Belt in recent Ministerial Statements. The extent of the Green Belt is already established and the detailed Green Belt boundaries for Chelmsford were confirmed through the Council's Adopted Local Plan 2020. The Council is committed to protecting the Green Belt as it provides the strongest possible planning policy to prevent the encroachment of urban growth into open

undeveloped areas and the coalescence of existing built-up areas. In accordance with the national planning policy outlined above, to vary the Green Belt boundaries would require exceptional circumstances which would need to be clearly evidenced.

- 6.4.31 The Green Wedge contains land that is important for nature conservation, recreation and access. The valleys and flood plain of the Rivers Chelmer, Wid and Can will continue to be protected as Green Wedge through Chelmsford's Urban Area. The existing Green Wedge has played an important role in shaping the form and character of Chelmsford and providing physical links to the countryside. It also provides an important amenity, recreation and nature conservation resource. In line with a Green Wedge Assessment 2017 and a 2024 technical update, the general extent of the existing Green Wedge will be maintained.
- 6.4.32 Part of the Green Wedge is covered by Living Landscapes. These are identified by Essex Wildlife Trust across Chelmsford and contain key areas of landscape which are promoted for nature conservation, wildlife habitats, public enjoyment and adaptation to climate change.
- 6.4.33 It is intended that the crucial role of the main river valleys where they permeate into the existing or proposed urban areas i.e. the Green Wedge, will be protected and enhanced as valued and multi-faceted landscapes for their openness and function as important green networks for wildlife, leisure and recreation, and development which materially harms the role, function, character and appearance of this valued landscape will be restricted.
- 6.4.34 In line with the NPPF, it was determined that any brownfield site options within existing urban areas should be prioritised and included across all spatial strategy options. This includes the following site options:
- Meadows Shopping Centre and Meadows Surface Car Park (15SLAA41; 15SLAA25; CFS19 and 21SHELAA71) with capacity for 757 new homes.
 - Coval Lane Car Park (22SHELAA24) with capacity for 40 new homes.
 - Glebe Road Car Park (21SHELAA23) with capacity for 12 new homes.
 - Granary Car Park, Victoria Road (21SHELAA63) with capacity for 50 new homes.
 - Land between Hoffmans Way and Brook Street (Marriage's Mill) (18SLAA16) with capacity for 100 new homes.
 - Andrews Place, Land West of Rainsford Lane (non-SHELAA site) with capacity for 183 new affordable homes.
- 6.4.35 A number of smaller site options have also been included to ensure that needs are met across the plan area, these include:
- Land at Kingsgate, Bicknacre Road (21SHELAA49) with capacity for 20 new homes.
 - Land West of Barbrook Way (CFS158) with capacity for 20 new homes.

- Land South of Ford End Primary School (CFS216) with capacity for 20 new homes.
- Land North of Abbey Fields (CFS68) with capacity for 11 new homes.
- Land East of Highfields Mead (15SLAA2) with capacity for 20 new homes.
- Little Boyton Hall Farm Employment Area (17SLAA27) with capacity for 6,000 sqm of employment floorspace.
- Waltham Road Employment Area (21SHELAA21) with capacity for 3,500 sqm of employment floorspace.

6.4.36 Allocating these greenfield sites helps to meet the Council's Strategic Priority 4 (Ensuring sustainable patterns of development and protecting the Green Belt); and Strategic Policy S1, particularly in relation to focus development at the higher order settlements outside the Green Belt and respect the development pattern and hierarchy of other settlements. This is a continuation of the approach already used in the adopted Local Plan, to address the need to identify locations for development in addition to the use of urban brownfield sites to meet housing needs.

6.4.37 This approach, therefore, was also a key part of a number of the Issues and Options approaches and the Spatial Strategy, in respect of:

- **Expanding allocated sites** – sustainable locations where additional development can be accommodated through using existing or emerging infrastructure;
- **Development at larger villages** – Key Service Settlements in the settlement hierarchy which benefit from local community facilities, and where sites can contribute towards the 10% small sites target;
- **Development at smaller villages** – Service Settlements in the settlement hierarchy to help meet the community's housing needs and contribute towards the 10% small sites target.

6.4.38 The site options outlined above could deliver 1,233 dwellings and 9,500 sqm of employment floorspace and should be considered as constants across any spatial strategy options related to the transitional or higher levels of growth.

6.4.39 Taking the above into account (11,867 dwellings and 67,146 sqm of employment floor space from existing Local Plan allocations and 1,233 dwellings and 9,500 sqm of employment floorspace from additional site options) the remaining residual need under the transitional and higher growth options are as follows:

- **Transitional growth** - residual need of 3,000 dwellings and 159,475 sqm of employment floorspace.
- **Higher growth** - residual need of 6,388 dwellings and 159,475 sqm of employment floorspace

6.4.40 The key choices for meeting the remaining residual needs essentially relate to the selection of individual or combinations of the following five larger-scale site options:

- East Chelmsford Garden Community (Hammonds Farm) (CFS83) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- Land adjacent to A12 Junction 18 Employment Area (21SHELAA5) has capacity for 43,000 sqm of floorspace.
- Chatham Green (21SHELAA65; 21SHELAA66) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- Howe Green and Rettendon Common/ Place (CFS131; CFS132) has capacity to accommodate 3,000 dwellings and 43,000 sqm of floorspace.
- Land East and West of the A12, North and North West of Howe Green Sandon has capacity for 43,000 sqm of floorspace.

6.4.41 It was not considered appropriate to try to meet the remaining residual needs through a selection of additional small sites.

6.4.42 Over 90 small sites were submitted for consideration for development. More than half have been discounted because they are in the Green Belt or Green Wedge. Many other sites are unsuitable for a number of reasons, such as due to not meeting other Local Plan policies on a wide range of issues, being in an unsustainable location, being distant from defined settlements, or other factors including topology.

6.4.43 A number of smaller site allocations are allocated but attempting to meet residual needs would not be feasible due to the lack of site supply. Even if this could be accommodated, it would not be a balanced strategy. While the smaller sites could potentially deliver faster than the large scale sites, they would not deliver the same benefits in terms of new or improvements to existing community services and facilities. Some of the smaller sites being allocated form part of a larger promoted area, where a larger allocation may not be appropriate for the settlement due to issues such as access, surrounding density and character, along with not helping the Council to meet the 10% small sites target.

6.4.44 The following spatial strategy options have been identified based on the evidence and choices set out above.

Table 6.3 Spatial strategy options

Option	Total number of dwellings ¹²⁴	Total employment floorspace
Option 1: Lower Growth includes existing adopted Local Plan allocations and no further new allocations.	11,867	67,146 sqm
Option 2a: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, East Chelmsford Garden Community (Hammonds Farm) (CFS83) and Land adjacent to A12 Junction 18 Employment Area (21SHELAA5).	16,100	162,646 sqm
Option 2b: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Chatham Green (21SHELAA65; 21SHELAA66) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 2c: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 2d: Transitional growth includes existing adopted Local Plan allocations, new brownfield and small site options, Howe Green and Rettendon Common/ Place (CFS131; CFS132) and Land East and West of the A12, North and North West of Howe Green Sandon (CFS55).	16,100	162,646 sqm
Option 3: Higher growth includes the sites outlined under Option 2a and Option 2c. Also includes an increased number of dwellings on East Chelmsford Garden Community (Hammonds Farm) (CFS83) and West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183).	19,488	248,946 sqm

6.4.45 **Table 6.4** presents the spatial strategy options in more detail, including the level of growth at specific site options to reflect the key choices outlined earlier in this Chapter.

¹²⁴ Total number of dwellings excludes completions, commitments and windfall presented in Table 6.2.



Table 6.4 Spatial Strategy Options in Detail

Site Name and SHELAA ID	Option 1	Option 2a	Option 2b	Option 2c	Option 2d	Option 3
Residential dwellings						
Existing adopted Local Plan Allocations	11,867	11,867	11,867	11,867	11,867	11,867
Additional brownfield and small site options identified earlier in Section 6 of this report.	0	1,233	1,233	1,233	1,233	1,233
East Chelmsford Garden Community (Hammonds Farm) (CFS83)	0	3,000	0	0	0	3,194
Chatham Green (21SHELAA65; 21SHELAA66)	0	0	3,000	0	0	0
West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183)	0	0	0	3,000	0	0
Howe Green and Rettendon Common/ Place (CFS131; CFS132)	0	0	0	0	3,000	3,194
Total residential dwellings	11,867	16,100	16,100	16,100	16,100	19,488
Employment floorspace (sqm)						
Existing adopted Local Plan Allocations	67,146	67,146	67,146	67,146	67,146	67,146
Waltham Road Employment Area (21SHELAA21)	0	3,500	3,500	3,500	3,500	3,500
Little Boyton Hall Farm Employment Area (17SLAA27)	0	6,000	6,000	6,000	6,000	6,000



Site Name and SHELAA ID	Option 1	Option 2a	Option 2b	Option 2c	Option 2d	Option 3
East Chelmsford Garden Community (Hammonds Farm) (CFS83)	0	43,000	0	0	0	43,000
Land adjacent to A12 Junction 18 Employment Area (21SHELAA5)	0	43,000	0	0	0	43,000
Chatham Green (21SHELAA65; 21SHELAA66)	0	0	43,000	0	0	0
West and North West Chelmsford (21SHELAA41; CFS165; CFS182 (Part); CFS82; CFS80; 21SHELAA100; 21SHELAA17; CFS183)	0	0	0	43,000	0	43,000
Howe Green and Rettendon Common/ Place (CFS131; CFS132)	0	0	0	0	43,000	0
Land East and West of the A12, North and North West of Howe Green Sandon (CFS55)	0	0	43,000	43,000	43,000	43,000
Total employment floorspace	67,146	162,646	162,646	162,646	162,646	248,946

IIA OF ALTERNATIVE SPATIAL STRATEGY OPTIONS

6.4.46 The Spatial Strategy options identified above were assessed against the IIA framework of objectives. A summary of the findings is provided below and the detailed assessment presented in **Table 6.5**.

Table 6.5 Summary Scores of the Reasonable Alternatives

	Option 1: Lower Growth	Option 2a: Transitional growth	Option 2b: Transitional growth	Option 2c: Transitional growth	Option 2d: Transitional growth	Option 3: Higher Growth
1. Biodiversity and Geodiversity	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
2. Housing	-/?	++	++	++	++	++/?
3. Economy. Skills & Employment	-/?	++	++/?	++	++/?	++/?
4. Sustainable Living and Revitalisation	+/-	+/-	-/?	+/-	-/?	+/-
5. Health and Wellbeing	+/-	+/-	-/?	+/-	-/?	+/-
6. Transport	+/-/?	+/-/?	-/?	-/?	-/?	+/-/?
7. Land Use and Soils	-/?	-/?	--/?	--/?	-/?	--/?
8. Water	0/?	-/?	-/?	-/?	-/?	--/?
9. Flood Risk and Coastal Erosion	0	0	0	0	0	0
10. Air	0/?	0/?	-/?	-/?	-/?	-/?
11. Climate Change	0/?	0/?	-/?	-/?	-/?	-/?
12. Waste and Natural Resources	+/-	+/-	+/-	+/-	+/-	+/-
13. Cultural Heritage	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
14. Landscape and Townscape	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?

Commentary

- This analysis of Reasonable Alternatives demonstrates that overall, the alternatives perform no better, and in many instances worse than the Proposed Spatial Strategy (Option 2a).
- The lower growth option (Option 1a) performs better than Option 2a in respect of Objective 7 Land Use and soils; and Objective 8 Water, reflecting lower inherent resource use. By contrast, Option 1a performs more poorly against Option 2a in respect of Objective 2 Housing and Objective 3 Employment, reflecting more limited opportunities for meeting housing and associated employment needs.
- Central variants, Options 2b – 2d all offer similar types of performance, generally poorer than the Proposed Spatial Strategy, particularly in respect of Objective 4 Sustainable Living and Revitalisation and Objective 6 Transport, reflecting housing-led developments without established sustainable infrastructure connections and consequent reliance on use of the private car, at least in the short and medium term. Whilst relatively large-scale developments could in principle over time deliver a relatively high degree of self-sufficiency, there is a risk that this will not be achieved.
- The higher growth option (Option 3) performs more poorly overall reflecting greater resource use with greater uncertainty overall such as potential oversupply of housing in the plan period disrupting co-ordinated delivery against identified need.
- In respect of the Objectives 12 Waste and Natural Resources, 13 Cultural Heritage and 14 Landscape and Townscape, all reasonable alternatives perform similarly displaying mixed effects which, in the case of cultural heritage and landscape are dependent upon locality-specific factors. In the case of landscape, site development will bring landscape transformation from current agricultural use, with opportunities for mitigation.

OUTLINE REASONS FOR THE SELECTION OF THE PREFERRED APPROACH AND REJECTION OF ALTERNATIVES

- 6.4.47 The Council's outline reasons for the selection of the preferred approach and rejection of alternatives are provided below.
- 6.4.48 **Option 1** is rejected because it would not meet the revised housing need, either for the original or the revised Standard Method assessment. It is also likely to have a negative effect on employment, reflecting restrictions on employment growth and the generation of out-commuting as residents seek employment opportunities elsewhere.
- 6.4.49 **Option 2a** is selected as the preferred approach because:
- It complies well with Strategic Priorities, Vision, Spatial Principles.
 - It is in accordance with the settlement hierarchy.
 - Allocated sites being brought forward from the adopted Local Plan have been found sound at Examination.
 - Many allocated sites in the adopted Local Plan have an approved Masterplan, and/or planning permission and/or resolution to grant planning permission, demonstrating their deliverability.
 - It makes the best use of existing and proposed infrastructure capacity.

- It provides key infrastructure benefits including a second radial distributor road to the north of Chelmsford, and Section 1a of the Chelmsford North-East Bypass.
- The East Chelmsford Garden Community (Hammonds Farm) has the opportunity to make use of the Green Wedge for multifunctional active travel routes including to existing and new employment locations. There is also the potential to create active and sustainable routes to existing Park and Ride sites, Beaulieu Park Rail Station, and deliver new Bus Based Rapid Transit infrastructure.
- With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce car use and associated emissions).
- It includes employment sites.
- It meets the proposed transitional requirements.

6.4.50 **Option 2b** is rejected because:

- Chatham Green is relatively isolated from the strategic highway network and new railway station, with limited sustainable accessibility or opportunity for solutions.
- Its relative isolation from existing services and facilities which would lead to higher reliance on the use of the private car.
- Landscape capacity and sensitivity concerns.
- There is limited wastewater capacity to accommodate this development (Water Cycle Study 2024).
- Employment opportunities would be less accessible to the wider population (for example through public transport).

6.4.51 **Option 2c** is rejected because:

- Although adjacent to the Chelmsford Urban Area, the sites at West and North West Chelmsford have poorer connectivity into the urban area of Chelmsford, and as such they are relatively isolated from the strategic highway network. There are less opportunities create sustainable routes to existing public transport or provide new Bus Based Rapid Transit infrastructure.
- The sites that comprise the West and North West Chelmsford site option are under multiple ownerships, which may delay delivery and result in piecemeal development.
- Employment opportunities would be less accessible to the wider population (for example through public transport).

6.4.52 **Option 2d** is rejected because:

- Development here would require a new primary school, with no single site of the scale needed being promoted.

- In combination, the sites in this option would not consolidate existing settlement pattern.
- There is a greater distance to the transport network than other options.
- Lack of strategic highway capacity at Junction 17 of the A12.
- Its relative isolation from existing services and facilities which would lead to higher reliance on the use of the private car.
- Employment opportunities would be less accessible to the wider population (for example through public transport).

6.4.53 **Option 3** is rejected because:

- Lack of strategic highway capacity at Junction 17 of the A12 and no deliverable junction improvements planned to accommodate strategic scale employment growth at this location.
- Its relative isolation from existing residential areas, services and facilities which would lead to higher reliance on the use of the private car, including for access to employment.
- This location has lower landscape capacity to accommodate employment development compared with the Council's preferred option at Location 16b.

ASSESSMENT OF REASONABLE ALTERNATIVES

1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
Commentary	<p>Option 1 proposes a lower level of growth compared to Options 2a to 2d and 3. As a result, it is likely to have less impacts on biodiversity across the plan area.</p> <p>The key differences between Options 2a to 2d relate to the inclusion or exclusion of a strategic site (to deliver 3,000 dwellings and 43,000 sqm of employment floorspace) and an alternative employment site (to deliver 43,000 sqm). As a result, there is little to differentiate between Options 2a to 2d in terms of the nature and significance of effects on this IIA objective at a plan-level. However, there are some differences between the alternative sites/ the options and these are highlighted below.</p> <ul style="list-style-type: none"> • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' site. There is an Ancient Woodland and Local Wildlife Site adjacent to the south east boundary. There is also a Local Wildlife Site that runs contiguous with the River Chelmer along the western boundary of the site and partially falls within the development boundary. Further to this, there are Local Wildlife Sites situated between and adjacent to two parcels of the site in the east. A 					

	<p>small proportion of the Blake's Wood & Lingwood Common SSSI is situated adjacent to eastern boundary of the site. It should be noted that the SSSI been assessed as having a 100% favourable condition status and Natural England (NE) identify the current pressures for the SSSI as plant disease, deer and woodland management. It is assumed that development would avoid and provide suitable buffers to any designated sites highlighted above. It is also assumed that suitable mitigation can be incorporated to avoid significant effects on the water quality and flow of the River Chelmer and therefore associated biodiversity. While NE do not identify that the SSSI is sensitive to recreational activities this should be a consideration for development as it could have impacts in the future. To reflect this, suitable alternative areas for recreation should be provided on site.</p> <ul style="list-style-type: none"> • Option 2b - Includes the 'Chatham Green' site and the Straw Brook flows through the site and then into the River Ter SSSI. The River Ter SSSI is designated for its geological features as a representative of a lowland stream with a distinctive floor regime. Any development or activity that restricts natural processes could damage the interest features, this includes from outside the SSSI. It should be noted that the SSSI been assessed as having a 100% favourable condition status. Further to this, there is also an Ancient Woodland adjacent to the site option in the north west. It is assumed that development would avoid and provide suitable buffers to any designated sites highlighted above. It is also assumed that suitable mitigation can be incorporated to avoid significant effects on the natural processes/ flow of the Straw Brook and therefore River Ter. • Option 2c - Includes a collection of site options referred to as 'West and North West Chelmsford'. There are no designated sites for biodiversity within or adjacent to this site. • Option 2d - Includes the 'Howe Green and Rettendon Common/Place' sites. There are no designated sites for biodiversity within or adjacent to these sites. • Options 2b to 2d - Include the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon' and the majority of this site to the north of Sandon Hall is designated as a Local Wildlife Site. Given the extent of the Local Wildlife Site, it is assumed that development would inevitably result in the loss of some of the LWS. However, it is assumed that compensatory habitat could be provided either on or off-site. <p>Option 3 proposes a higher level of growth compared to Option 1 and Options 2a to 2d. It includes the 'East Chelmsford Garden Community (Hammonds Farm)' site, 'West and North West Chelmsford' site as well as an additional employment site 'Land East and West of the A12, North and North West of Howe Green Sandon'. While there are likely to be negative effects in the short-term across a greater proportion of the plan area this does not mean that a residual significant negative effect is likely. As for the other options, once mitigation is taken into account it is considered unlikely that there would be a residual significant negative effect on biodiversity at a plan-level.</p> <p>Overall, none of the options are considered likely to have a significant negative effect on biodiversity once mitigation is taken into account. It is assumed that any development coming forward under the options and that is of sufficient scale will deliver Biodiversity Net Gain in line with requirements. While it could be argued that the higher growth options could deliver a greater overall level of BNG, this also needs to be considered and balanced against the increased loss and fragmentation of habitats as well as increased levels of disturbance. To reflect this, all of the options have been identified as having the potential for a minor long-term positive effect.</p>
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2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	-/?	++	++	++	++	++/?
Commentary	<p>While Option 1 would meet the needs identified in the SHNA (955 dwellings per annum) it would not meet needs through the revised Standard Method (either the transitional or full need). As a result, it is identified as having a minor long-term negative effect.</p> <p>Options 2a to 2d all propose the same level of housing growth and would meet the needs set out through the revised Standard Method in terms of transitional arrangements (1,210 dwellings per annum). As a result, they are identified as having a significant long-term positive effect. They would also help to deliver a wider range of housing types, including affordable housing, compared to Option 1.</p> <p>Option 3 would meet the full needs identified through the revised Standard Method (1,406 dwellings per annum) and is therefore also identified as having the potential for a long-term significant positive effect. The housing delivery rates over the past 10 years have been in the order of 1,000 dwellings per annum. Whilst the provision of a quantum of housing beyond the transitional need is likely to provide additional flexibility in delivery and choice of tenure, over-delivery could be disruptive to the local housing market with demand failing to match supply and potentially stalled developments. As a result, there is an element of uncertainty in relation to Option 3.</p>					

3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	-/?	++	++/?	++	++/?	++/?
Commentary	<p>The construction of new development would support the construction sector both within and outside the City Area and has the potential to create employment opportunities as well as increased economic activity in the local and wider supply chain. However, the extent to which the jobs created benefit the City Area's residents will depend on the number jobs created and the recruitment policies of prospective employers. In the longer term (once development is complete), the increase in local population could boost the local labour market and increase economic activity in the local community.</p> <p>Options 2a to 2d and Option 3 have the potential to balance housing and employment growth through on-site provision, although the relative remoteness of development associated with options 2b and 2d is likely to mean that employment opportunities are less accessible to the wider population (for example through public transport). Conversely, Option 1 (Lower Growth) is likely to have a negative effect, reflecting restrictions on employment growth and the generation of out-commuting as residents seek employment opportunities elsewhere.</p> <p>The importance of balancing population and employment growth was emphasised within the most recent Employment Land Review 2023 (and Focused Update 2024), where an analysis of economic forecasts has been undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes proposed. Significantly increasing the quantum of housing could disrupt the relationship between housing and employment growth, leading to out-commuting, for example, thus prompting uncertainty associated with the effects associated with Option 3 Higher Growth (notwithstanding the proposals for employment growth within it).</p>					

4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-	+/-	-/?	+/-	-/?	+/-
Commentary	<p>Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the City Area through, for example, developer contributions and on-site provision. This could help</p>					

	<p>enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated.</p> <p>Larger services such as schools and health facilities as well as employment opportunities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. Prospective residents are likely to benefit from high levels of accessibility. Service accessibility analysis (Essex Highways, 2022) notes the following accessibility scores:</p> <ol style="list-style-type: none"> 1. Brownfield sites in Chelmsford Urban Area* 2.81 2. Edge of Chelmsford extension (West Chelmsford; East Chelmsford) 2.04 3. North of South Woodham Ferrers 2.14 4. North East Chelmsford 2.57 5. Key Service Settlements (Bicknacre, Boreham, Broomfield, Danbury, Great Leighs) 1.94 6. Service Settlements (East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers) 1.68 7. Settlements with good proximity to transport corridors (Chatham Green, Howe Green, Rettendon Common) 1.45 8. New Strategic Settlement/Garden Community (Hammonds Farm) 1.64 <p>The above scores suggest that as part of the accommodation of new development, considerable reliance will be placed on local service provision developed in tandem and ideally advance of housing and employment development where a mixed positive/ negative outcome is likely. This less likely with proposals which are characterised by a remoter geography from existing urban areas.</p> <ul style="list-style-type: none"> • Option 1 - Includes the North East Chelmsford Garden Community which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is separated by the A12 with access via Waltham Road to the east and (indirectly) Generals Lane to the west. The scale of the North East Chelmsford site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is accessed via Church Lane, or via the A12/B1137 Main Road. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre as well as connectivity across/via the A12 and River Chelmer to services within the current urban area of Chelmsford. • Option 2b - Includes the 'Chatham Green' site, the nearest service centre being Great Leighs approx. 2.5km to the north along the A131, otherwise Little Waltham 2km, and Broomfield 5km to the south. Great Leighs is a Key Service Settlement with a limited range of services including a primary school, shops and a post office. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford', the nearest service centre being the Key Service Settlement of Writtle (providing a range of services including schools, shops, health and other services) some 1.5km to the south, otherwise Chelmsford City Centre some 3.5km to the east. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2d - Includes the 'Howe Green and Rettendon Common/Rettendon Place' sites, the nearest service centre being East Hanningfield approx. 1.5km to the east 2km, and Bicknacre 3km to the east, both providing a limited range of services including a primary school, shops and a post office. Otherwise, services are at South Woodham Ferrers (c.7km by road to the south for Rettendon Common and 3.5km for Rettendon Place) or Sandon 5km to the north (for Rettendon Common Sites). • Option 3 - Includes East Chelmsford Garden Community (Hammonds Farm) and West and North West Chelmsford with the observations in Option 2a and 2c applying. <p>A mixture of positive and negative effects are identified, reflecting the need for the delivery of services associated with housing growth, without relying on existing service centres for immediate needs. Options 2b and 2d are less certain in this regard reflecting their relative distance from existing and higher order service centres. The extent and speed with which these can be provided, and thus the creation of relatively self-contained communities, would depend upon site-specific proposals. No significant negative effects are identified.</p>
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5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-	+/-	-/?	+/-	-/?	+/-
Commentary	<p>The construction of new housing may have a localised negative effect on the health and wellbeing of residents, particularly those with poor respiration, who are in close proximity to development sites and along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues would be more pertinent if development were to take place within sensitive areas with pre-existing health issues. However, these effects are expected to be temporary and not significant.</p> <p>Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>As at 2016, the Chelmsford City Area had 2,446ha of open space including 263ha of park, sport and recreation grounds open space. It should be noted, however, that the Chelmsford Open Space Study (2024) has found some deficiencies in open space provision including amenity greenspace, parks and recreation grounds and play space. New development could be expected to provide an opportunity to facilitate further the promotion of healthy lifestyles through addressing these deficiencies.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, the provision of infrastructure for walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <ul style="list-style-type: none"> • Option 1 - Includes the North East Chelmsford Garden Community which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is separated by the A12 with access via Waltham Road to the east and (indirectly) Generals Lane to the west. The scale of the North East Chelmsford site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which whilst proximate to the Key Service Settlement of Boreham (providing a range of services including schools, shops, health and other services) is accessed via Church Lane, or via the A12/B1137 Main Road. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre as well as connectivity across/via the A12 to services within the current urban area of Chelmsford. • Option 2b - Includes the 'Chatham Green' site, the nearest service centre being Great Leighs approx. 2.5km to the north along the A131, otherwise Little Waltham 2km, and Broomfield 5km to the south. Great Leighs is a Key Service Settlement with a limited range of services including a primary school, shops and a post office. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford', the nearest service centre being the Key Service Settlement of Writtle (providing a range of services including schools, shops, health and other services) some 1.5km to the south, otherwise Chelmsford City Centre some 3.5km to the east. The scale of the site would require the provision of free-standing services such as schools and a neighbourhood centre. • Option 2d - Includes the 'Howe Green and Rettendon Common/Rettendon Place' sites, the nearest service centre being East Hanningfield approx. 1.5km to the east 2km, and Bicknacre 3km to the east, both providing a limited range of services including a primary school, shops and a post office. Otherwise, services are at South Woodham Ferrers (c.7km by road to the 					

	<p>south for Rettendon Common and 3.5km for Rettendon Place) or Sandon 5km to the north (for Rettendon Common Sites).</p> <ul style="list-style-type: none"> • Option 3 - Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. <p>A mixture of positive and negative effects are identified, reflecting opportunities for the promotion of health and wellbeing associated with housing growth, without relying on existing service centres for immediate needs. Options 2b and 2d are less certain in this regard reflecting their relative distance from existing and higher order service centres. The extent and speed with which these can be provided, and thus the creation of relatively self-contained communities, would depend upon site-specific proposals. No significant negative effects are identified.</p>
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6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	-/?	-/?	-/?	+/-/?
Commentary	<p>The development proposed under the options has the potential to increase traffic both during construction and once development is complete. This could result in localised traffic congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 of the IIA Report notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). Further development is likely to result in a re-assignment of traffic to local and rural routes.</p> <p>A Transport Impact Assessment of December 2023 tested three spatial approaches (1 – Growing the existing strategy; 2 – Exploring a new settlement and employment locations; 3 – Exploring growth along transport corridors) and concluded that: <i>In terms of overall network impact (severity and breadth) and without considering the scope for mitigation, Spatial Approach 2 is modelled as having the smallest impact, and Spatial Approach 3 as having the largest. Spatial Approach 1 is characterised as having a broader, but less pronounced impact on the road network.</i> Thus, Options 2b and 2d, both associated with growth along transport corridors, are considered to have a comparatively worse performance than more self-contained development.</p> <p>Notwithstanding the above, in relations to Options 2a and 3, the Transport Impact Appraisal of Preferred Spatial Approach, March 2024 notes that: <i>Of the Local Plan development allocated in the preferred spatial approach on greenfield sites outside of the city centre, only Hammonds Farm and the employment site adjacent to the A12 J18 are shown in the modelling to generate vehicle flows of sufficient volume to impact traffic conditions significantly on the surrounding road network.</i> However, development may support investment in highways improvements and public transport provision which could help to mitigate adverse effects in this regard. The Transport Impact Appraisal of Preferred Spatial Approach, March 2024 concludes that <i>“Overall, the allocation of development in the Local Plan preferred spatial approach provides the opportunity to make good use of existing and potential sustainable accessibility to and from proposed sites. However, this will be dependent on the delivery of the bus, cycling and walking infrastructure proposed by developers, as well as additional measures required to provide the necessary connectivity to the wider sustainable transport network.”</i></p> <p>The housing requirement would meet (as a minimum) Chelmsford’s assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>Under Option 2a, the delivery of new homes and employment in the City Area could help to maintain and, potentially, stimulate investment in public transport provision due to greater demand</p>					

	<p>linked with population growth and developer contributions. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are also likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce car use).</p> <p>Bus priority routes could be employed for Options 2a, 2b, 2d and 3, but this is more challenging to the West and North West of Chelmsford (Option 2c) which would consequently concentrate reliance on the private to access wider employment opportunities and services. The Lower Growth Option 1, whilst having less traffic-generation-related effects is likely to result in less investment in infrastructure, both upgrading the existing network and sustainable transport measures such as bus priority routes.</p>
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7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	-/?	-/?	--/?	--/?	-/?	--/?
Commentary	<p>Housing growth is expected to encourage the reuse of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/ north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land.</p> <ul style="list-style-type: none"> • Option 1 - Includes the 'North East Chelmsford Garden Community' which is scheduled later in the Plan period following minerals extraction. Land quality is classed generally as Grade 3 although substantial areas are disturbed by minerals extraction. Land to the north of South Woodham Ferrers is Grade 3. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which is principally Grade 3 with some Grade 4. • Option 2b - Includes the 'Chatham Green' site which is Grade 2. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford' which is Grade 2. • Option 2d - Includes the 'Howe Green and Rettendon Common/Place' sites which are Grade 3. • Options 2b to 2d - Includes the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon' which is Grade 2 and a minerals safeguarding site. • Option 3 - Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. <p>Options 2b, 2c and 3 include a strategic site that is largely Grade 2 Agricultural Land, which will be lost to development, consequently resulting in a significant negative effect on this Objective which is unlikely to be able to be mitigated, although site-specific land quality assessment could reveal localised patterns.</p>					

8. Water: To conserve and enhance water quality and resources

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0/?	-/?	-/?	-/?	-/?	--/?
Commentary	<p>The construction of new housing development and the consequent growth in population can be expected to increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Draft Water Resources Management Plan 2024 notes that the Essex supply area is seriously water stressed area with full customer metering planned 2035. The demand savings from planned water efficiency and metering programmes will enable national targets for water consumption to be met, namely household per capita consumption: 122 litres per person per day by 2038 and 110 litres per person per day by 2050.</p> <p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Consequently, effects on water resource availability are not expected to be significant across Options 1 to 2d, although Option 3 Higher Growth could begin to exceed these resource constraints.</p> <p>Depending on the location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). However, it is assumed that the appropriate measures will be taken during construction to mitigate risks and the design of new development will include (where appropriate) sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p>					

9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0	0	0	0	0	0
Commentary	<p>The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potential constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint in some parts of the City Area including within the main urban areas of Chelmsford, South Woodham Ferrers and East Chelmsford Garden Community. In this context, the loss of greenfield land to support housing development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>For two proposed strategic allocations (East Chelmsford Garden Community (Hammonds Farm) and Land Adjacent to A12 Junction 18 Employment Area) a bespoke application of the Sequential and Exceptions Tests (Updated Flood Sequential and Exception Tests of Site Allocations, May 2024) concluded that notwithstanding the presence of Flood Zones 2 and 3, the site area is such that it is entirely feasible that with appropriate site planning, land uses can be placed in those areas of least risk pertinent to their flood risk classification.</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Consequently, all options have been scored as neutral, recognising the presence of flood risk across a range of sites, to greater or lesser degrees, and the opportunities through the application of the Sequential and Exceptions tests, to mitigate risks through site masterplanning.</p>					

10. Air: To improve air quality

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0/?	0/?	-/?	-/?	-/?	-/?
Commentary	<p>The construction of new residential development is likely to have a negative effect on air quality due to, for example, emissions generated from plant and HGV movements during construction. Once dwellings are occupied, the increase in population in the City Area will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p> <p>The HRA identifies that growth supported by the Preferred Options Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>The housing requirement would meet (as a minimum) Chelmsford's assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated pollution from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>A Transport Impact Assessment of December 2023 tested three spatial approaches (1 – Growing the existing strategy; 2 – Exploring a new settlement and employment locations; 3 – Exploring growth along transport corridors) and concluded that: <i>In terms of overall network impact (severity and breadth) and without considering the scope for mitigation, Spatial Approach 2 is modelled as having the smallest impact, and Spatial Approach 3 as having the largest. Spatial Approach 1 is characterised as having a broader, but less pronounced impact on the road network.</i></p> <p>The Transport Impact Appraisal of Preferred Spatial Approach, March 2024 notes that: <i>Of the Local Plan development allocated in the preferred spatial approach on greenfield sites outside of the city centre, only Hammonds Farm and the employment site adjacent to the A12 J18 are shown in the modelling to generate vehicle flows of sufficient volume to impact traffic conditions significantly on the surrounding road network.</i> However, development may support investment in highways improvements and public transport provision which could help to mitigate adverse effects in this regard. The Transport Impact Appraisal of Preferred Spatial Approach, March 2024 concludes that <i>“Overall, the allocation of development in the Local Plan preferred spatial approach provides the opportunity to make good use of existing and potential sustainable accessibility to and from proposed sites. However, this will be dependent on the delivery of the bus, cycling and walking infrastructure proposed by developers, as well as additional measures required to provide the necessary connectivity to the wider sustainable transport network.”</i></p> <p>Significant additional development is likely to help to maintain and, potentially, stimulate investment in public transport provision reducing emissions to air associated with car use and congestion. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and key service settlements and service settlements, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions to air.</p> <p>The Lower Growth (Option 1) and Pre-Submission (Option 2a) are both scored as neutral reflecting the proposals for self-contained development and the inclusion of sustainable transport options reducing car-based use. By contrast, proposals for more remote and higher growth options (2b – 2d and 3) are likely to be largely reliant on car-based transport and it is unclear whether this situation is able to be mitigated. West and north west Chelmsford are less likely to provide bus priority routes, whilst the relative remoteness of Options 2b and 2d could place higher reliance on use of the private car, even with the provision of bus priority measures, for example. Consequently, a negative (uncertain) score is accorded.</p> <p>At a plan-level it is considered that a significant negative effect is not likely.</p>					

11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	0/?	0/?	-/?	-/?	-/?	-/?
Commentary	<p>Residential development would be expected to increase overall energy consumption and greenhouse gas emissions within the City Area. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and domestic energy consumption and vehicle movements once dwellings are occupied.</p> <p>While the development proposed through would help to meet (or contribute to meeting needs in the case of Option 1) identified needs, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute to the City Area to live in the area. However, despite this and based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of new homes and employment in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and congestion. Where development is focused on the City Centre and existing urban areas, including South Woodham Ferrers, and key service settlements and service settlements, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions.</p> <p>Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions for the Chelmsford City Area have generally fallen, albeit slowly, and residential development could present opportunities for new homes to include low carbon technologies within their design and to use low carbon materials within their construction. All new development of this scale will be expected to incorporate SUDS which take into account the effects of climate change.</p> <p>The Lower Growth (Option 1) and Pre-Submission (Option 2a) are both scored as neutral reflecting the proposals for self-contained development and the inclusion of sustainable transport options reducing car-based use. By contrast, proposals for more remote and higher growth options (2b – 2d and 3) are likely to be largely reliant on car-based transport and it is unclear whether this situation is able to be mitigated. West and north west Chelmsford are less likely to provide bus priority routes, whilst the relative remoteness of Options 2b and 2d could place higher reliance on use of the private car, even with the provision of bus priority measures, for example. Consequently, a negative (uncertain) score is accorded.</p>					

12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-	+/-	+/-	+/-	+/-	+/-
Commentary	<p>The construction of new dwellings will require raw materials (such as aggregates, steel and timber). This may place pressure on local mineral assets to support construction. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Some parts of the City Area have been designated as Mineral Safeguarding Areas. However, residential development within these areas is unlikely as the principle of extraction has been accepted and the need for release of minerals proven within the Minerals Local Plan. If there are any instances where development sites overlay a Minerals Safeguarding Area it may be feasible to work minerals prior to development taking place.</p> <p>Residential development will generate waste through construction, although it is anticipated that a proportion of this waste would be reused or recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings which could place pressure on existing waste management facilities. However, it is again anticipated that a proportion of this waste would be reused or recycled.</p> <p>All options are considered to exhibit similar performance, reflecting the use of scarce resources for the construction of homes and infrastructure and the generation of waste. However, at a plan-level it is considered that a significant negative effect is not likely and there is little to differentiate between the options against this IIA objective. All of the options could have a positive effect on this objective where resource-sensitive building design is employed, including in building materials, energy use and generation and waste management. However, the extent and impact of this is uncertain at this stage.</p>					

13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
Commentary	<p>Option 1 proposes a lower level of growth compared to Options 2a to 2d and 3. As a result, it is likely to have less impacts on the historic environment across the plan area and in particular localised areas where the other options are proposing growth.</p> <p>The key differences between Options 2a to 2d relate to the inclusion or exclusion of a strategic site (to deliver 3,000 dwellings and 43,000 sqm of employment floorspace) and an alternative employment site (to deliver 43,000 sqm). As a result, there is little to differentiate between Options 2a to 2d in terms of the nature and significance of effects on this IIA objective at a plan-level. However, there are some differences between the alternative sites/ the options at a local level and these are highlighted below.</p> <ul style="list-style-type: none"> • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)'. The Chelmer and Blackwater Conservation Area follows the River Chelmer and runs through the western and northern areas of the site. There is only one Listed Building present on the site (Grade II Listed Hammonds Farmhouse) but a number of others are located in close proximity. It is assumed that development would avoid the Conservation Area and also provide suitable mitigation to ensure that residual effects are not significant on the designated heritage assets. • Option 2b - Includes the 'Chatham Green' site. There are no designated heritage assets that fall within the boundary of the site; however, are a number of Listing Buildings in close proximity and the Great Waltham Conservation Area and Langleys Registered Park and Garden are within 700m to the south of the site. It is assumed that suitable mitigation can be provided to ensure that there a no residual significant effects on the setting of these designated heritage assets. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford'. The Broomfield Conservation Area falls partially within the site to the east. Little Waltham Conservation Area is situated approximately 500m to the north east and Great Waltham Conservation Area and Langleys Registered Park and Garden are situated approximately 750m to the north. There is also a Scheduled Monument (Settlement site at Ash Tree Corner) within 550m of the site to the north. There are two Listed Buildings within the site and a number of others in close proximity to the site boundary. It is assumed that development would avoid the Conservation Area and also provide suitable mitigation to ensure that residual effects are not significant on the designated heritage assets. • Option 2d - Includes the 'Howe Green and Rettendon Common' site. The East Hanningfield Conservation Area is situated approximately 400m away from the southern parcel of land to the north east. There are also a number of Listed Buildings in close proximity to the southern parcel of land at Rettendon Place. It is assumed that suitable mitigation can be provided to ensure that there a no residual significant effects on the setting of these designated heritage assets. • Options 2b to 2d - Includes the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon'. The Sandon Conservation Area is situated within 300m to the north of the site. There are two Listed Buildings within the site at Sandon Hall and a number of others in close proximity to the north and north east. Danbury Park Registered Park and Garden is approximately 720m to the north east. It is assumed that suitable mitigation can be provided to ensure that there a no residual significant effects on the setting of these designated heritage assets. • Option 3 - Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their</p>					

	<p>magnitude will be dependent on the type, location and design of new development which is currently uncertain. It is assumed at this stage that development under any of the options would not result in the loss of any designated heritage assets.</p> <p>Overall, all of the options are likely to have negative effects on the historic environment in the short-term during construction and the longer-term once built out. The significance of this at a local level will depend on the design and layout of development as well as proposed mitigation at the project level. At a plan-level it is considered that a significant negative effect is not likely and there is little to differentiate between the options against this IIA objective. All of the options could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets and there may also be scope for heritage-led development to positively impact and enhance the setting of assets. However, this is uncertain at this stage.</p>
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14. Landscape and Townscape: To conserve and enhance landscape character and townscapes

	Option 1: Lower Growth based on SHNA	Option 2a: Transitional growth, i.e. Pre-Submission Plan	Option 2b: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Chatham Green)	Option 2c: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including West & North West Chelmsford)	Option 2d: Transitional growth, i.e. Pre-Submission Plan (without Hammonds Farm and including Howe Green & Rettendon Common)	Option 3: Higher Growth (Hammonds Farm & West & North West Chelmsford)
Score	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
Commentary	<p>There are no national landscape designations within the Chelmsford City Area. However, the delivery of new homes and employment is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. In particular, the level of growth proposed under the options is likely to increase pressure on greenfield land for development and could lead to higher density (and taller) residential development, particularly for the higher growth options.</p> <ul style="list-style-type: none"> • Option 1 – Includes the North East Chelmsford Garden Community which is scheduled later in the Plan period following minerals extraction. The Landscape Sensitivity and Capacity Study (2017 and 2024 update) concluded that there is a mixed Medium and Medium to high capacity to accept new development reflecting previous uses and some opportunities to reconstitute landscape character. Land to the north of South Woodham Ferrers was found to have a mixed capacity, from Low-Medium to Medium-High, reflecting the topography of the site, consequent sensitivity and opportunities to respect and strengthen landscape character. • Option 2a - Includes the 'East Chelmsford Garden Community (Hammonds Farm)' which was judged to have an overall Low to Medium landscape capacity, reflecting an open agricultural landscape of relatively high visual sensitivity with modest opportunities for visual mitigation. • Option 2b - Includes the 'Chatham Green' site which was judged to have an overall Low to Medium landscape capacity, reflecting an open agricultural landscape of relatively high visual sensitivity with modest opportunities for visual mitigation. • Option 2c - Includes a collection of sites referred to as 'West and North West Chelmsford' which was judged to have mixed Medium and Low to Medium landscape capacity, reflecting an open agricultural landscape with relatively high visual sensitivity on higher land extending towards Chignall St James. • Option 2d - Includes the 'Howe Green and Rettendon Common' sites. Only the Rettendon Place site has been subject to a specific landscape sensitivity and capacity assessment, which concludes that there is Low to Medium landscape capacity reflecting relatively high visual sensitivity. • Options 2b to 2d - Includes the alternative employment site 'Land East and West of the A12, North and North West of Howe Green Sandon' which was found to have an overall Medium and Medium to High landscape capacity to accept new development reflecting previous uses and opportunities to reconstitute landscape character. • Option 3 – Includes Hammonds Farm and West Chelmsford with the observations in Option 2a and 2c applying. 					

	<p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Residential development has the potential to adversely affect the townscape character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area). Overall, all of the options are likely to have negative effects landscape during construction and the longer-term once built out. The significance of this at a local level will depend on the design and layout of development as well as proposed mitigation at the project level. At a plan-level it is considered that a significant negative effect is not likely and there is little to differentiate between the options against this IIA objective.</p>
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7. CUMULATIVE, SYNERGISTIC AND SECONDARY EFFECTS

7.1 CUMULATIVE EFFECTS

- 7.1.1 In determining the significance of effects of a plan, the SEA Regulations require that consideration is given to the cumulative nature of the effects. This section considers the potential for the policies and proposals contained within the Pre-Submission Consultation Document to act in-combination both with each other and other plans and programmes to generate cumulative (including synergistic and secondary) effects.

CUMULATIVE EFFECTS ARISING FROM THE PRE-SUBMISSION CONSULTATION DOCUMENT

- 7.1.2 **Table 7.1** presents the appraisal of the cumulative effects of the Pre-Submission Consultation Document by summarising the cumulative effects of each policy chapter (Chapters 5 to 9) on the IIA objectives and by providing an overall judgement on the cumulative effect of the plan policies (including proposed site allocations) as a whole.
- 7.1.3 The appraisal of cumulative effects presented in **Table 7.1** highlights that the majority of the IIA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Consultation Document. Significant positive effects are expected in respect of the following IIA objectives: housing; economy; urban renaissance; health and wellbeing and transport. This reflects the likely socio-economic benefits associated with the delivery of housing, employment and related community facilities, services and infrastructure in the City Area over the plan period and the focus of the majority of this growth in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at Key Service Settlements. It also reflects the strong framework provided by the plan policies that will help to conserve and enhance the City Area's natural and built environments.
- 7.1.4 Despite the overall positive cumulative effects associated with the implementation of the Pre-Submission Consultation Document, cumulative negative effects have also been identified against many of the IIA objectives including: biodiversity; transport; land use; water; flood risk; air quality; climate change; waste and resources; cultural heritage; and landscape. This principally reflects impacts associated with the construction and operation of new development including land take, resource use, emissions and loss of landscape character and the location of proposed site allocations. However, the Pre-Submission Consultation Document includes policies which seek to manage these effects (including through development requirements related to proposed site allocations) and in consequence, it is expected that significant adverse effects will be largely avoided, although some uncertainty remains which will be addressed through monitoring.
- 7.1.5 The Pre-Submission Consultation Document has been assessed as having mixed significant positive and significant negative effects on land use. The proposed Local Plan policies and proposals seek to maximise the use of previously developed (brownfield) land. However, the scale of development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required to deliver circa 80% of new development. Approximately 244ha of Grade 2 agricultural land and 864ha of Grade 3 land and will be lost. This equates to around 2.4% of Grade 2 land and 4.3% of Grade 3 land in the City Area. In consequence, a cumulative significant negative effect has also been identified in respect of land use.



Table 7.1 Results of the Cumulative Effects Appraisal

IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	++	+/-/?	-/?	++/?	+	+/-/?	<p>Growth in terms of new housing and economic development together with the delivery of new infrastructure is likely to have adverse effects on biodiversity through, for example, land take and disturbance with associated impacts on habitats and species. However, the Strategic Growth Site Policies and Development Management Policies (notably Policy DM16) contained in the Pre-Submission Consultation Document provide a strong framework that is expected to help ensure that development does not have adverse effects on designated nature conservation sites and protect habitats and species thereby minimising or offsetting adverse ecological effects arising from development and avoiding significant harm to the City Area’s assets. Through the Green Wedge and the requirements for onsite provision of green infrastructure at site allocations, there will also be opportunities to enhance biodiversity. Policy DM16 (Protection and Promotion of Ecology, Nature and Biodiversity) requires the provision of a minimum 10% biodiversity net gain above the existing ecological baseline value of the site.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having cumulative positive and negative effects on this objective, although some uncertainty remains.</p>
2. Housing: To meet the housing needs of the Chelmsford City	++/-	++/-/?	++	++/-/?	++	++	<p>The policies and proposed site allocations of the Pre-Submission Consultation Document will deliver a minimum of 22,990 new dwellings over the plan period, meeting the City Area’s assessed housing requirement and providing additional flexibility. The provision of 30 permanent pitches for Gypsies</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
Area and deliver decent homes.							<p>and Travellers and 28 permanent plots for Travelling Showpeople, meanwhile, would also meet the requirements identified in the Gypsy and Traveller Accommodation Assessment.</p> <p>Those policies of the Pre-Submission Consultation Document that relate to housing will help to ensure that an appropriate mix of size, type and tenure of well-designed housing is delivered to meet local needs.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.</p>
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.	++/-	++/-	++	++/- /?	++	++	<p>The provision of a minimum of 162,646 sqm of employment floorspace over the plan period is expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses, attracting inward investment and facilitating economic diversification. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses. Through the proposed site allocations and Local Plan policies, it is expected that this provision will help to support the creation of accessible employment opportunities that will benefit the City Area's communities.</p> <p>The policies of the Pre-Submission Consultation Document including the development requirements related to specific site allocations (in Section 7) will help to ensure that there is sufficient investment in educational facilities to accommodate future growth and that links with the two university campuses are capitalised upon.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	++	++/-	++	++	++	++	<p>The Proposed Spatial Strategy, associated site allocations and plan policies seek to focus growth in and adjacent to the Chelmsford Urban Area, to the North of South Woodham Ferrers and at Key Service and Service Settlements. Allied with the provision of community facilities, services and employment land on many of the proposed site allocations (including developments using garden community principles), this will help to ensure that new development is accessible to key services, facilities and employment opportunities, stimulates urban regeneration, tackles deprivation and promotes community inclusion.</p> <p>Whilst growth could place pressure on existing services, facilities and infrastructure, the proposed Local Plan policies including site specific development requirements (as detailed in Section 7) are expected to help mitigate any such effects through, for example, protecting existing facilities and infrastructure, seeking on-site provision/developer contributions towards new provision and by providing a positive planning framework for investment in facilities in accessible locations. The Pre-Submission Consultation Document also defines Special Policy Areas within and around existing facilities and institutions including Broomfield Hospital and ARU Writtle which is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>It is anticipated that, in directing growth and investment towards/adjacent to urban areas and promoting high quality design including enhancement of the public realm, the Pre-Submission</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>Consultation Document will enhance the City Centre and the vitality and viability of South Woodham Ferrers town centre.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.</p>
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	++	++/-	+	++	++	++	<p>As noted above, the Proposed Spatial Strategy seeks to focus growth in and adjacent to the Chelmsford Urban Area, to the North of South Woodham Ferrers and at Key Service and Service Settlements. New development will therefore be accessible to key services and facilities such as GP surgeries. Whilst growth could place pressure on existing healthcare facilities, the Pre-Submission Consultation Document policies are expected to help mitigate such effects through, for example, protecting existing facilities, delivering healthcare provision on large strategic sites, seeking developer contributions towards new provision and by providing a positive planning framework for investment in facilities in accessible locations.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the North of South Woodham Ferrers, promoting mixed used schemes and the adoption of Garden Community principles at strategic sites are together likely to encourage walking/cycling as services and employment opportunities would be physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling as well as the protection of existing green infrastructure including open space and recreational facilities and new provision, this is expected to generate a positive effect in relation to the promotion of healthy lifestyles.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>The proposed Local Plan policies provide a strong framework to protect amenity and maintain and enhance environmental quality (see, for example, Policy S4 Conserving and Enhancing the Natural Environment).</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative significant positive effect on this objective.</p>
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++/-	+	+	+/?	++/-	<p>Growth over the plan period will result in increased vehicle movements which could have adverse effects on the highways network, notably increased pressure on the local and strategic road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions that reflect Graden Community principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development).</p> <p>The Pre-Submission Consultation Document identifies a number of transport infrastructure improvements including a proposed new Chelmsford North-East Bypass, highways improvements (including at the Army and Navy Junction and to the A132) and two potential park and ride schemes</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>(one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). These measures, together with the development requirements for proposed site allocations contained in Section 7, are expected to help mitigate adverse impacts associated with new development and enhance the City Area's transport network.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed significant positive and minor negative effect on this objective.</p>
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	++	+/--	++/--	+/-	++	++/--	<p>The policies and proposals of the Pre-Submission Consultation Document seek to make efficient use of land and promote the reuse of previously developed sites in sustainable locations. Brownfield land is allocated in preference to greenfield and high levels of land recycling achieved in the urban area of Chelmsford. However, the scale of development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford and South Woodham Ferrers and at Great Leighs, Danbury and Bicknacre would be required. Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant. Overall a loss of approximately 864ha of Grade 3 agricultural land (4.3% of the total in Chelmsford's administrative area) and 244ha of Grade 2 land (some 2.4% of the City Area's total).</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed significant positive and significant negative effect on this objective.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
8. Water: To conserve and enhance water quality and resources.	++	++/-	-	+	++	+/-	<p>Growth will result in the increased use of water which, if unmitigated, could place pressure on water resources and associated infrastructure. However, the Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Further, the policies of the Pre-Submission Consultation Document promote sustainable design (which is expected to help minimise the consumption of water at new developments), seek to protect existing utilities infrastructure and will help ensure that there is sufficient infrastructure capacity to accommodate growth. Hanningfield Reservoir Treatment Works, a major site containing water treatment facilities, is also designated as a Special Policy Area. Through these provisions, the Pre-Submission Consultation Document is expected to help lessen the adverse effects of development on water resources.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). In this context, a number of the proposed site allocations are within close proximity to waterbodies. However, it is anticipated that potential effects on water could be lessened through the application of the proposed Local Plan policies and through mitigation measures agreed at the individual planning application stage. Other plan policies relating to the</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							<p>conservation and enhancement of the City Area's natural environment and provision of green infrastructure may also help to enhance water quality.</p> <p>On balance, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
<p>9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.</p>	++	++/-	-	++/?	+	+/-	<p>A number of proposed site allocations are located partially within areas of flood risk. However, the policies of the Pre-Submission Consultation Document seek to minimise flood risk and ensure that development does not give rise to flood risk elsewhere, in accordance with a sequential, risk-based approach. In particular, Policy S9 (Infrastructure Requirements) stipulates that planning permissions for all types of development will only be granted where it can be demonstrated that the site is safe from all types of flooding and it does not worsen flood risk elsewhere. In addition, all major development, through Strategic Growth Site and Growth Site Policies, will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere. In consequence, it is anticipated that the potential for significant adverse effects on flood risk will be reduced. Through the plan's emphasis on green infrastructure provision there may also be opportunities to enhance flood storage and reduce surface water run-off.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
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10. Air: To improve air quality.	++	+/-	-	+	++	+/-	<p>Growth over the plan period will result in increased emissions to air during both the construction of new development and once development is complete. However, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of strategic mixed use sustainable urban extensions that reflect Garden Community principles and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Investment in transportation infrastructure may also help to address air quality issues.</p> <p>Policy DM30 (Contamination and Pollution) of the Pre-Submission Consultation Document stipulates that for developments where an air quality impact assessment has been provided, permission will only be granted where the Council is satisfied that (after selection of appropriate mitigation) the development will not have an unacceptable significant impact on air quality, health and wellbeing.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
11. Climate Change: To minimise greenhouse gas emissions and adapt to the	++	+/-	-	++	++/?	+/-	<p>New development will result in increased energy use and associated greenhouse gas emissions. However, as noted above, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of strategic mixed use sustainable urban extensions that reflect Garden Community principles and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions of greenhouse gases.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
effects of climate change.							<p>The Pre-Submission Consultation Document also provides a strong policy framework that seeks to minimise energy use and greenhouse gas emissions and promote climate change adaptation through the siting and design of development. Policy DM31 (Net Zero Carbon Development) sets out standards expected of new development to ensure that wider aspirations for zero carbon targets are met over the longer term.</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	++	-	--/?	+	+/?	+/-/?	<p>The construction of new development will require raw materials (such as aggregates, steel and timber) which may place pressure on local mineral assets. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments and in this regard, the policies contained in the Pre-Submission Consultation Document promote the sustainable use of natural resources. Growth will also generate waste, although it is anticipated that a proportion of arisings would be reused or recycled.</p> <p>Several of the proposed site allocations are located within Minerals Safeguarding Areas and in consequence, there is the potential for significant negative effects on this objective due to sterilisation of the mineral resource. However, it is anticipated that the policies of the Preferred Options Consultation Document will help to avoid significant adverse impacts in some cases (through the requirements for Minerals Resource Assessment).</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
							On balance, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	++	+/-/?	+/-	++/?	+	+/-/?	<p>New development has the potential to affect the City Area’s cultural heritage assets both directly (through the loss of, or damage to, assets) or indirectly (through effects on setting). In this regard, the potential for negative effects on cultural heritage has been identified in respect of a number of the proposed site allocations. However, the policies contained in the Pre-Submission Consultation Document as well as the development requirements for specific sites set out in Section 7, seek to conserve and enhance the City Area’s cultural heritage assets and are expected to help ensure that adverse effects are minimised and that opportunities are sought to enhance assets and their settings.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites such as Sandford Mill which is designated as a Special Policy Area).</p> <p>Overall, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.</p>



IIA Objective	Pre-Submission Consultation Document Policy Section						Commentary on cumulative effects (including secondary and synergistic effects)
	Creating Sustainable Development	How will Future Development Growth be Accommodated?	Where will Development Growth be Focused?	Protecting and Securing Important Assets	Making High Quality Places	Cumulative effect of the Pre-Submission Document	
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	++	+/-/?	+/--	++/?	++	+/-/?	<p>Development will affect the character of the City Area's landscapes and townscapes, particularly given the area of greenfield land that will be required to accommodate growth over the plan period. However, it is anticipated that the application of the proposed Local Plan policies and the site-specific development requirements contained in Section 7 will help to minimise adverse effects in this regard. Under the Proposed Spatial Strategy, the existing Green Wedge would be retained. Together with the adoption of Garden Community principles at proposed strategic urban extensions, these measures would be expected to help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>The redevelopment of brownfield sites and the provision of green infrastructure present opportunities to enhance landscape and townscape. In this regard, the policies contained in the Pre-Submission Consultation Document (including site-specific development requirements) seek to conserve and enhance landscape, promote good design and protect visual amenity.</p> <p>On balance, the Pre-Submission Consultation Document has been assessed as having a cumulative mixed positive and negative effect on this objective, although some uncertainty remains.</p>

CUMULATIVE EFFECTS ARISING FROM OTHER PLANS AND PROGRAMMES

7.1.6 The policies and proposals contained in the Pre-Submission Consultation Document sit within the context of a number of other plans and programmes including the local plans of surrounding local authorities. These plans and programmes are identified at **Appendix C** and include, for example:

- The London Plan;
- the adopted and emerging local plans of Basildon Council, Braintree District Council, Brentwood District Council, Epping Forest District Council, Maldon District Council, Rochford District Council and Uttlesford District Council;
- Essex and Suffolk Water Final Water Resources Management Plan;
- Anglian River Basin District River Basin Management Plan;
- The Local Transport Plan for Essex; and
- Essex Minerals Local Plan.

7.1.7 The cumulative effects arising from the interaction of the Pre-Submission Consultation Document with other plans and programmes have been considered. No significant negative cumulative effects have been identified, although increased development in the City Area and neighbouring local authorities will be likely to generate adverse cumulative effects on IIA objectives relating to:

- biodiversity, due to increased visitor pressure on nature conservation sites;
- transport, due to increased vehicle movements and associated congestion;
- climate change, as a result of increased greenhouse gas emissions associated with new development;
- air quality, principally due to increased vehicle movements and associated emissions to air;
- land use, reflecting the cumulative loss of greenfield land; and
- waste and resources, due to an anticipated cumulative increase in waste arisings associated with new development and the requirement for materials in the construction of new development.

7.1.8 However, these cumulative effects could be minimised through the policy measures contained across a number of the emerging/adopted local plans including the Pre-Submission Consultation Document.

8. CONCLUSIONS AND NEXT STEPS

8.1 INTRODUCTION

- 8.1.1 This section summarises the key conclusions from the report and sets out the next steps, including details of how to comment on this report. This IIA Report has presented the findings of the assessment of the Review of the Local Plan Pre-Submission Consultation Document. Specifically, the IIA has considered the Local Plan spatial priorities, housing requirement, employment land requirement and proposed Spatial Strategy that together comprise the quantum and distribution of future development in the Chelmsford City Area.
- 8.1.2 The assessment found that the Spatial Priorities for the Local Plan are broadly compatible with the Assessment Objectives. Where possible incompatibilities or uncertainties have been identified, these can be resolved if development takes place in accordance with the proposed Local Plan Spatial Priorities. As such, an incompatibility or uncertainty is not necessarily an insurmountable issue but one that may need to be considered in the development of policies that comprise the Local Plan.

8.2 KEY CONCLUSIONS ARISING FROM THE PLAN-MAKING AND ASSESSMENT PROCESS

- 8.2.1 The Review of the Local Plan Pre-Submission document and supporting information presents the intended quantum of housing and employment development centred on:
- Vision and objectives.
 - The proposed Spatial Strategy and reasonable alternatives.
 - The proposed approach to growth, other settlements and reasonable alternatives.
 - Options for site allocations and policies associated with the proposed site allocations
 - A suite of strategic, special area and development management policies covering relevant issues, including health and wellbeing, climate change adaptation and mitigation, biodiversity protection and enhancement, delivery of the strategy and allocations, community needs, design and heritage and supporting the economy.
- 8.2.2 This report provides an assessment of each of these elements of the Review of the Local Plan and also considers the potential for cumulative and synergistic effects.
- 8.2.3 The Chelmsford Local Plan sets out a Spatial Strategy which identifies the location, scale and uses of development and demonstrates how the needs of the City's current and future population will be met. The Chelmsford Local Plan also seeks to plan for:
- A minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year in order to meet the proposed transitional arrangements for assessed housing need calculated using the revised Standard Method.
 - A total of 30 permanent pitches for Gypsies and Travellers as defined by national planning policy for the period 2022-2041.

- A total of 28 permanent plots or Travelling Showpeople as defined by national planning policy in the period 2022- 2041.
 - A flexible rolling employment land supply across the plan period to 2041 to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8) in addition to existing commitments
- 8.2.4 The proposed Spatial Strategy, in summary, entails the rolling forward of the Adopted Local Plan’s development commitments, supplemented by a range of proposed housing and employment sites across the Plan area. Notably, the Spatial Strategy includes a proposed allocation for a large greenfield development to the east of Chelmsford.
- 8.2.5 The Local Plan Vision has been found to be compatible with the IIA objectives and includes principles such as the promotion of health and wellbeing which are supported through a range of Strategic and Development Management policies. Some uncertainties are identified, although these relate to the effects of policy implementation and the need for monitoring and review.
- 8.2.6 This report concludes that the Proposed Spatial Strategy of the Review of the Local Plan Pre-Submission Document is anticipated to have significant positive and negative effects across a number of the IIA objectives, including:
- **Housing (Objective 2):** Realising the delivery of homes to help meet local and sub-regional needs, including affordable housing.
 - **Economy (Objective 3):** The provision of employment land will support economic growth across Chelmsford, delivering deliver jobs and supporting regeneration and investment.
 - **Health and Well-Being (Objective 5):** The provision of more and a wider range of services associated with population growth.
 - Significant negative effects associated with **Land Use (Objective 7)** and **Landscape (Objective 14)**, reflecting the permanent loss of these resources to urban development.
- 8.2.7 The negative (and uncertain) effects identified across a range of the IIA objectives reflects the potential for development to result in adverse environmental impacts which is an inevitable by-product of development and where they cannot be avoided require mitigation to reduce these to the lowest practicable extent. Strategic and development management policies seek to recognise and address these effects as part of site location, design and scheme operation, which include requirements for ensuring development make positive enhancements to site and wider area function such as through green infrastructure, sustainable travel initiatives, service provision and improvement of the existing built environment through brownfield land recycling.
- 8.2.8 The Proposed Spatial Strategy is capable of delivering housing and employment land requirements over the plan period, resulting in positive sustainability effects. There are mixed positive and negative effects in respect of biodiversity, cultural heritage, flood risk, land use and resource use, with potential uncertainty in respect of sustainable living and revitalisation, air quality and climate change. Water resource use is an issue, reflecting regional local supply deficits.
- 8.2.9 The delivery of a minimum of 22,990 new homes in the period 2022-2041 will enable the City’s housing needs to be met, along with opportunities to stimulate economic growth through the co-ordinated delivery of homes, jobs and infrastructure, along with

opportunities for sustainable travel, health and well-being enhancements. There will be pressures on biodiversity, land use, resource use and climate change, challenging policy and site-specific proposals to employ best practice sustainable measures.

- 8.2.10 The Pre-Submission Local Plan proposes the allocation of 162,646 sqm of employment land across a range of sites, in scale, location and type. Negative (and uncertain) effects have been identified across a range of the Assessment Objectives associated with greenfield land-take, biodiversity, transport, air quality, climate change and waste and natural resources, reflecting increases in trends such as commuting, new infrastructure requirements and emissions associated with HGVs. As with housing, these potential effects have required further consideration in the development of policies for the Local Plan with particular attention in the identification of site location, design and mitigation measures. There is the potential for new employment uses to deliver benefits in respect of, for example, sustainable travel, health and enhancements to townscapes.
- 8.2.11 The uncertainties and negative effects recorded emphasise the importance of the monitoring of the performance of sustainability indicators to help implement mitigation measures which would help improve the performance of all approaches, notably in respect of air quality, biodiversity, climate change and health and well-being.
- 8.2.12 The Review of the Local Plan Pre-Submission Document seeks to mitigate negative and uncertain effects through the application of Strategic and Development Management policies, in turn guided by a Vision and Spatial Principles for the long-term growth of the City Area. Recommendations are made in relation to the content and application of policies, notable in respect of the role of monitoring and review in helping to adjust the specifics of implementation. It is acknowledged that some identified negative effects such as greenfield land take cannot be directly mitigated but reflect the need to meet the Council's obligations for housing and employment space provision. The application of demanding masterplanning and site development conditions through the proposed policies help to ensure that development is of a quality that makes a positive contribution to other aspects of the Local Plan's intentions.

8.3 EQUALITIES IMPACT ASSESSMENT

- 8.3.1 The EqIA analyses the likely effects of the proposed Local Plan policies specific equality groups. The results suggest that policies will help to secure development that will contribute to a range of positive effects across the topics considered in the EqIA (notably in relation to housing, service, employment and greenspace provision) and no recommendations for changes or additions to policy are identified at this stage. The results are set out in **Appendix I**.

8.4 HEALTH IMPACT ASSESSMENT

- 8.4.1 The HIA analyses the likely impact of the Review of the Local Plan on health matters and the results are set out in **Appendix J**. The results suggest that policies will help to secure development that will contribute to a range of positive effects across the topics considered in the HIA and no recommendations for changes or additions to policy are identified at this stage.

8.5 HABITATS REGULATIONS ASSESSMENT

- 8.5.1 The HRA is being undertaken as an iterative process. The topics the HRA needs to consider, and its geographical scope have been agreed with Natural England and HRA work will progress as the Local Plan develops. This will include the consideration of avoidance and mitigation measures at the plan level (as required under *Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (as amended)*).

8.6 ASSESSMENT OF THE CHANGES MADE SUBSEQUENT TO THE PREFERRED OPTIONS CONSULTATION DOCUMENT

- 8.6.1 Following consultation on the Preferred Options Local Plan and IIA, the following changes have been made to the draft Local Plan and which have been taken into account in the assessment set out in this IIA Report:
- In light of the revised housing requirement in areas of high demand/low affordability across, increasing the overall delivery to a minimum of 22,990 net new homes at an average rate of 1,210 net new homes per year.
 - Confirmation of the number of Gypsy and Traveller plots and pitches, being 30 permanent pitches for Gypsies and Travellers and 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy for the period 2022-2041.
 - Increasing the windfall allowance from 100 dpa to 150 dpa reflecting past delivery rates (an average of 196 windfall homes built per year over the past 12 years).
 - Allocating a new site at Andrews Place, off Waterhouse Lane.
 - Increasing the capacity of Meadows Shopping Centre (Site 1w).
 - Significantly reducing the supply buffer from around 20% proposed in the Preferred Options Local Plan to around 1.5% by using all the preferred allocations to meet the potential revised minimum housing requirement (except for sites that are now built out such as Woodhall Road (Site 1o) and Rivermead (Site 1u) and sites which are either no longer available or suitable such as the former Kay Metzeler site (Site 1x) and Land West of Back Lane, Ford End (Site 14a)).
 - Amending site capacities for some allocations to reflect new information and further assessment including Granary Car Park, Victoria Road (Site 1z).
 - Amending the Build-out Rate for Chelmsford Garden Community within the plan period to align with the Outline Planning Applications showing that 681 of the overall 6,250 units will be delivered post-2041.
 - Replacing the Travelling Showpeople Allocation of 9 plots in the adopted Local Plan with 10 Gypsy & Traveller pitches at Chelmsford Garden Community (Site 6)
 - Relocating the allocation of 10 Travelling Showpeople Plots from Chelmsford Garden Community (Site 6) to East Chelmsford Garden Community – Hammonds Farm (Site 16a).
- 8.6.2 These amendments do not result in any changes to the scoring of the assessment of the overall development requirement or its spatial distribution. With respect the amendment to the overall housing requirement, the revised Standard Method would result in an increase from 1,000 dwellings per annum (dpa) to 1,454 dpa. However, the transitional

arrangements contained within the draft NPPF state that to proceed under the existing plan system, local plans need meet at least 80% of the new housing number. Consequently, the Council proposes to meet this reduced target using the existing 20% supply buffer to plan for 1,210 dpa, which is 83% of the new number. Given that a 20% supply buffer was taken account of in the existing assessment, there is no change to the significance of the scoring.

8.7 CONCLUDING OBSERVATIONS

- 8.7.1 Throughout the evolution of the Local Plan Review, a range of options in respect of amount of development and spatial distribution and site delivery options have been tested and assessed, taking into account:
- The current pattern of development including commitments to future growth on certain sites, as well as learning from the successes and lessons of recent developments.
 - The scale of required development which will in the case of housing, both help to meet existing demand (notably for affordable housing) but also the planned growth of the City.
 - Environmental protection constraints including biodiversity, the Green Belt, the Green Wedge and flood risk.
 - Using a balance of large, medium and smaller sites which provide for opportunities for higher degrees of self-containment of both new development and that associated with existing settlements where service provision can be vulnerable.
 - Commitments to the regeneration of the Chelmsford City urban area through the recycling of brownfield land in preference to greenfield, where possible, maintaining and enhancing service provision, green infrastructure and accessibility using non-car forms of transport.
 - Maintaining and enhancing the City's economic dynamism and potential through a proportionate employment land supply and balancing housing development with job creation such that a higher degree of self-containment is achievable than was previously the case.
 - Taking opportunities to introduce higher and challenging standards for matters such as green infrastructure (notably on larger sites, but also City-wide), addressing climate change through flood risk mitigation strategies, energy efficiency in building design and implementing best practice on place-making such as the Essex Design Guide.
- 8.7.2 The proposed quantum of development reflects realistic delivery of supporting community infrastructure as part of a balanced portfolio of development sites, from a large-scale garden community to proportionate additions to existing settlements, whilst ensuring brownfield redevelopment as a priority.
- 8.7.3 The scale of development proposed (and across all options) means that there will be significant greenfield land-take and which cannot be mitigated in itself but through the introduction of biodiversity enhancement and wider green infrastructure, particularly on larger sites, creates new resources and enhances health and wellbeing through greater access to these important facets of high quality places. In addition, there will be disruption to existing landscape character will occur associated with the land-take of

significant scale new communities.

- 8.7.4 Whilst higher growth options are more likely to deliver and/or contribute to significant new infrastructure such as road and junction enhancements, this has to be balanced with the wider aspiration to minimise the need to travel and encourage a modal shift away from the private car to 'sustainable' modes of transport (walking, cycling, public transport, electric vehicles). Similarly, the introduction of low-carbon energy generation (such as through ground source heat pumps/networks, battery storage) along with class-leading standards of sustainable design and construction could be presented through the economies of scale associated with high development quanta, in addition to planned communities.
- 8.7.5 The proposed configuration of growth across the Plan area matches aspirations for housing and employment development with opportunities for a greater degree of self-containment within new and existing communities, reducing the need to travel, accessing local jobs and services and providing an attractive environment for recreation and leisure.
- 8.7.6 In light of the above, the Pre-Submission Local Plan is likely to have significant positive effects across a number of the IIA Objectives, including:
- Meeting the housing needs of the City both now and in the future through the delivery of a minimum of 22,990 homes (1,210 per year) to 2041, including housing for older people and other specialist needs and demand-led affordability targets, contributing to Objective 2: Housing and Objective 4: Sustainable Living & Revitalisation.
 - Expanding and creating sustainable neighbourhoods through City-centre regeneration, expanding existing urban extensions, a new garden community, and proportionate increases to smaller, free-standing communities, creating a well-connected and communities with access to services, contributing to Objective 2: Housing, Objective 4: Sustainable Living & Revitalisation and Objective 5: Health and Wellbeing.
 - Expanding and strengthening the City's successful economy through the provision of a flexible rolling employment land supply across the plan period to 2041 to accommodate a minimum of 162,646 sqm of new employment business floorspace (Use Classes E(g)(i-iii), B2 and-B8), contributing to Objective 3: Economy, Skills and Employment; Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
 - Protecting and enhancing local centres contributing to Objective 3. Economy, Skills and Employment, Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
 - Achieving high quality design contributing to Objective 4. Sustainable Living and Revitalisation: Objective 13: Cultural Heritage, 14. Landscape and Townscape.
 - Providing social, health and education facilities which will support progression towards sustainable communities contributing to Objective 4. Sustainable Living and Revitalisation and Objective 5: Health and Wellbeing.
 - Protecting and enhancing Green and Blue Infrastructure resources, including biodiversity resources, recreational amenity, air and water quality, contributing to Objective 1: Biodiversity and Geodiversity, Objective 5: Health and Wellbeing, Objective 7: Land Use and Soils, Objective 8: Water, Objective 9: Flood Risk and

Coastal Erosion: Objective 10: Air. Encouraging more sustainable forms of transport contributing to Objective 5: Health and Wellbeing and Objective 6: Transport. Managing waste and natural resources contributing to Objective 12: Waste and Natural Resources.

- Responding to the challenge of climate change through mitigation measures such as energy efficiency in buildings and on-site energy generation contributing to Objective 2: Housing, Objective 4. Sustainable Living and Revitalisation and Objective 11: Climate Change.

8.7.7 The strategic policies in the Pre-Submission Local Plan are anticipated to have positive effects across all of the IIA objectives. These effects are expected to be of significance cumulatively for the following group of policies:

- Strategic Policy S1 – Spatial Principles;
- Strategic Policy S2 – Addressing Climate Change and Flood Risk;
- Strategic Policy S14 – Health and Wellbeing;
- Strategic Policy S15 – Creating Successful Places;
- Strategic Policy S3 – Conserving and Enhancing the Historic Environment;
- Strategic Policy S4 – Conserving and Enhancing the Natural Environment;
- Strategic Policy S5 – Protecting and Enhancing Community Assets.

8.7.8 This reflects the intent and detail of the policies which seek to anticipate and mitigate negative effects whilst promoting good practice and site-specific requirements in matters such as site design and encouraging healthier lifestyles such as through active travel.

8.7.9 There are mixed predicted cumulative effects against the following suite of policies reflecting the challenges of delivering development balanced with issues such as greenfield land-take, increased emissions and timely delivery of social infrastructure.

- Strategic Policy S6 – Housing and Employment land requirements
- Strategic Policy S7 – The Spatial Strategy
- Strategic Policy S8 – Delivering Economic Growth
- Strategic Policy S16 – Connectivity and Travel
- Strategic Policy S9 – Infrastructure Requirements
- Strategic Policy S10 – Securing Infrastructure and Impact Mitigation
- Strategic Policy S11 – The Role of the Countryside
- Strategic Policy S12 – The Role of the City, Towns and Neighbourhood Centres
- Strategic Policy S17 – The Future of Chelmsford City Centre
- Strategic Policy S13 – Monitoring and Review

8.7.10 Development Management Policies are predicted to have cumulatively positive and significant positive effects, reflecting the requirements for securing high quality developments as specified in the suite of policies set out in Chapter 9 – Making High Quality Places, namely:

- Policy DM23 – High Quality and Inclusive Design
- Policy DM24 – Design and Place-Shaping Principles in Major Developments
- Policy DM25 – Sustainable Buildings
- Policy DM26 – Design Specification for Dwellings
- Policy DM27 – Parking Standards
- Policy DM28 – Tall Buildings
- Policy DM31 – Net Zero Carbon Development (in Operation)

8.7.11 Again, whilst there are inevitably compromises in the accommodating significant development in a timely and cost-effective manner, the direction of travel is to increase the standards of development such that sustainable development goals are taken into account and through good practice and policy implementation met and continually improved upon. Monitoring and review, both of plan implementation and the meeting of sustainability goals, will provide a guide on the degree of success and address the inevitable uncertainties associated with the interaction between development and sustainability aspirations.

8.7.12 The Pre-Submission Local Plan proposes a number of amendments to the Preferred Options Consultation Plan, reflecting the publication of the draft NPPF, minor adjustments individual site capacities and policy amendments made in light of comments on the Preferred Options Plan, such as the provision of nature-based solutions to flood risk in Strategic Priority 1 and enhancing the provision of semi-natural greenspace and public rights of way within Strategic Growth Sites, meeting Natural England’s 8ha/1000 new population metric.

8.8 RECOMMENDATIONS FOR LOCAL PLAN CONTENT AND IMPLEMENTATION

8.8.1 The Pre-Submission Consultation Document presents a comprehensive suite of policies at strategic and local scales which, inherited from the Adopted Local Plan, have been tested in practice and found to be robust.

8.8.2 In addition to the mitigation and enhancement measures associated with Strategic Growth Area and Growth Area Policies, the following suggested measures should be considered by Council as part of the further refinement of the Local Plan prior to its publication for Examination:

1. There should be consideration of the fuller cross-referencing to key Development Management policies in Strategic Growth Areas, Growth Areas and Special Area Policies. Including the demonstration that the policies will (where relevant) contribute to realising the Council’s response to identification of a climate emergency, biodiversity emergency, focus on health and wellbeing and securing the enhancement and extension of the City’s Green Infrastructure Resource. Specific reference could be made in the Spatial Principles to the advancement of the afore-mentioned priorities.
2. There should be reference within Health and Wellbeing (Strategic Policy S14) as to how the aspirations will be measured and the criteria which could be used to determine success.

3. There is a need to ensure that there is a direct link between Implementation of 10% Biodiversity Net Gain requirement and the associated progress to responding to the biodiversity emergency, along with realisation of the Council's biodiversity strategy.
4. There is a need to ensure that the long-term management of existing and new habitats is in place, through legal agreements if necessary. This could include secure the involvement of voluntary/community groups in the management of existing and new habitats, particularly in new communities as a focus for local identity.
5. In respect of the Development Management Policy (DM31) Implementation of Net Zero Carbon, there is a need to work collaboratively with partners to determine the effectiveness of this policy and measuring its contribution to the Council's response to the climate emergency. What happens if the demanding requirements cannot be met?
6. There could be measures identified for addressing the effects of inconsistent delivery on specific sites (especially on large extensions) including contingency plans such as the identification of alternative sites or bringing forward sites planned for later development.
7. Reference could be made to an aspiration that regeneration schemes that involve the loss and replacement of housing should benefit existing residents, rather than resulting in their displacement.
8. There should be monitoring of the degree of self-containment in large extensions such that residents and vulnerable groups are not disadvantaged in access to basic services such as transport provision and medical facilities. The phasing of development is of particular importance.
9. The management of site developers in respect of the commitments required in respect of sustainable design and construction and the specifics of a Construction Environmental Management Plan (CEMP) which should reflect policy requirements and industry best practice.
10. Monitoring the balance between housing and jobs provision in order to maintain a balance between in- and out-commuting to the City area, and consequently the aspiration for long-term sustainability in terms of a reasonable degree of self-containment.
11. Working with public and private sector partners to facilitate behavioural change in matters such as travel choices, attitudes to health and well-being, water use and recycling patterns. This reflects the role of Local Plan as a tool for enabling change through protection, enhancement and provision of assets across the City area and opportunities to focus the ambitions and guidance provided through partner strategies and plans such as the Essex Design Guide and associated initiatives.

8.9 MONITORING

- 8.9.1 It is a requirement of the SEA Regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM *et al*, 2005) notes monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:

- Were the Assessment's predictions of sustainability effects accurate?
- Is the Local Plan contributing to the achievement of desired Assessment Objectives?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

8.9.2 Monitoring should be focussed on:

- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused.
- Significant effects where there was uncertainty in the IIA and where monitoring would enable preventative or mitigation measures to be undertaken.
- Where there is the potential for effects to occur on sensitive environmental receptors.

8.9.3 In light of the above, **Appendix L** sets out proposed indicators relating to each of the IIA Objectives which will enable the monitoring of the principal sustainability effects associated with implementation of the Local Plan. Some of these overlap with established indicators which are already collected as part of the Annual Monitoring Review process and can therefore be collated and published together.

8.10 CONSULTATION ON THIS IIA REPORT

8.10.1 This IIA Report is being issued for consultation and we would welcome your views on any aspect of this IIA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

8.10.2 Please provide your comments by 18 March 2025. The Council encourages people to submit comments via its consultation portal at:
www.chelmsford.gov.uk/planningpolicyconsult

8.10.3 Alternatively, comments can be sent:

- By email – planning.policy@chelmsford.gov.uk
- By post – Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

8.10.4 You can comment on as much or as little as you wish but please ensure you clearly mark which paragraph/figure/table/policy your comments relate to.

8.10.5 Please note we are unable to accept anonymous representations and any comments received after the closing date cannot be accepted.

8.10.6 Full details of how to make comments can be found in the Consultation Statement available at: www.chelmsford.gov.uk/lp-review

8.11 NEXT STEPS

8.11.1 This IIA Report is being issued for consultation alongside the Regulation 19 Pre-Submission Local Plan. The findings of the IIA Report, together with consultation

responses on the Regulation 19 Local Plan and any further evidence base work, will be used to help refine the Local Plan prior to submission (as the Regulation 22 Local Plan) to the Secretary of State who will appoint an Inspector to carry out an independent examination. This process is dealt with by the Planning Inspectorate. The Inspector will conduct an independent examination as to whether the Local Plan is sound and meets all relevant legal requirements. The criteria for soundness are whether the Local Plan's policies are positively prepared, justified, effective and consistent with national policy.

- 8.11.2 Following the Examination, and depending on the recommendations of the Inspector, further modifications to the Local Plan may be required. Any significant changes to the draft Local Plan may require further appraisal and consultation. Following this, the Council will seek to adopt the final Local Plan. The Council will issue a Post Adoption Statement (PAS) which will set out the results of the consultation and IIA process and the extent to which the findings of the IIA have been reflected in the Adopted Local Plan.
- 8.11.3 Once adopted, the Council will monitor its implementation and any significant social, economic and environmental effects.

8.12 QUALITY ASSURANCE

- 8.13.1 This Report has been prepared in accordance with the relevant requirements of the SEA Regulations. A Quality Assurance Checklist is presented at **Appendix A**.

APPENDIX A – QUALITY ASSURANCE CHECKLIST

Quality Assurance Checklist	
Objectives and Context	
<ul style="list-style-type: none"> The plan's purpose and objectives are made clear. 	Section 1.3.
<ul style="list-style-type: none"> Sustainability issues, including international and EC objectives, are considered in developing objectives and targets. 	Key sustainability issues identified through a review of relevant plans and programmes (see Section 2) and analysis of baseline conditions (see Section 3) have informed the development of the SA Framework presented in Section 2.2.
<ul style="list-style-type: none"> SEA objectives are clearly set out and linked to indicators and targets where appropriate. 	Section 4.2 presents the IIA objectives and guide questions.
<ul style="list-style-type: none"> Links with other related plans, programmes and policies are identified and explained. 	A review of related plans and programmes is contained at Appendix C and summarised in Section 2 of this SA Report.
Scoping	
<ul style="list-style-type: none"> The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report. 	The environmental bodies were consulted on the Scoping Report in July-September 2015.
<ul style="list-style-type: none"> The assessment focuses on significant issues. 	Sustainability issues have been identified in the baseline analysis contained in Section 3 of this SA Report on a topic-by-topic basis. Section 3.14 summarises the key sustainability issues identified.
<ul style="list-style-type: none"> Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. 	As set out in Section 4.4 of the Scoping Report, no difficulties were encountered during its preparation. Difficulties encountered in undertaking the appraisal of the Local Plan are identified in Section 4.5 of this SA Report.
<ul style="list-style-type: none"> Reasons are given for eliminating issues from further consideration. 	No issues have been knowingly eliminated from this SA Report.
Baseline Information	
<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and their likely evolution without the plan are described. 	Section 3 of this SA Report presents the baseline analysis of the City Area's social, economic and environmental characteristics including their likely evolution without the Local Plan.
<ul style="list-style-type: none"> Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable. 	Throughout Section 3 of this SA Report, reference is made to areas which may be affected by the Local Plan. Section 3.2 and Appendix D together present a summary of the characteristics of the City Area's key settlements.
<ul style="list-style-type: none"> Difficulties such as deficiencies in information or methods are explained. 	As set out in Section 4.4 of the Scoping Report, no difficulties were encountered during its preparation. Difficulties encountered in undertaking the appraisal of the Local Plan are identified in Section 4.5 of this SA Report.
Prediction and evaluation of likely significant effects	
<ul style="list-style-type: none"> Likely significant social, environmental and economic effects are identified, including those listed in the SEA Regulations (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant. 	Section 5 sets out the appraisal of the sustainability performance of the Local Plan in terms of the Local Plan Vision and Spatial Principles, development requirements and Proposed Spatial Strategy, site allocations and policies. Detailed appraisal matrices are also provided at Appendix F,

Quality Assurance Checklist	
	G, H and I that have been developed to meet the requirements of the SEA Regulations.
<ul style="list-style-type: none"> Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed. 	Positive and negative effects are considered within the appraisal matrices and within Section 5. Potential effects are identified in the short, medium and long-term.
<ul style="list-style-type: none"> Likely secondary, cumulative and synergistic effects are identified where practicable. 	The cumulative effects of the Local Plan are considered in Section 7.
<ul style="list-style-type: none"> Inter-relationships between effects are considered where practicable. 	Inter-relationships between effects are identified in the assessment commentary, where appropriate.
<ul style="list-style-type: none"> Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds. 	These are identified in the commentary, where appropriate.
<ul style="list-style-type: none"> Methods used to evaluate the effects are described. 	These are described in Section 4 and Appendix E.
Mitigation measures	
<ul style="list-style-type: none"> Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. 	These are identified within the appraisal matrices.
<ul style="list-style-type: none"> Issues to be taken into account in development consents are identified. 	These are identified within the appraisal matrices.
The SA Report	
<ul style="list-style-type: none"> Is clear and concise in its layout and presentation. 	The SA Report is clear and concise.
<ul style="list-style-type: none"> Uses simple, clear language and avoids or explains technical terms. Uses maps and other illustrations where appropriate. 	Maps and tables have been used to present the baseline information in Section 3 where appropriate.
<ul style="list-style-type: none"> Explains the methodology used. Explains who was consulted and what methods of consultation were used. 	Section 4 presents the methodology used for assessment whilst consultation arrangements are discussed in Section 1.
<ul style="list-style-type: none"> Identifies sources of information, including expert judgement and matters of opinion. 	Information is referenced throughout the SA Report.
<ul style="list-style-type: none"> Contains a non-technical summary 	Included.
Consultation	
<ul style="list-style-type: none"> The SEA is consulted on as an integral part of the plan-making process. 	This SA Report is being consulted upon at the same time as the Local Plan.
<ul style="list-style-type: none"> The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report. 	This SA Report is being consulted upon at the same time as the Local Plan.
Decision-making and information on the decision	
<ul style="list-style-type: none"> The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. 	Responses received to this SA Report will inform the preparation of the Local Plan.
<ul style="list-style-type: none"> An explanation is given of how they have been taken into account. 	This information will be provided in subsequent reports.

Quality Assurance Checklist	
<ul style="list-style-type: none">Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.	Section 6 and Appendix F and G set out the reasons for the selection of the Council's development requirements and Proposed Spatial Strategy and proposed site allocations.

APPENDIX B – CONSULTATION RESPONSES

Scoping Report

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
1 IIA SC5	Historic England	General	<ul style="list-style-type: none"> General support for the report, stating that it provides the basis for the development of an appropriate framework for assessing the significant effects which this plan might have upon the historic environment. 	Noted
			<ul style="list-style-type: none"> HE strongly advises that the conservation and archaeological team of the authority are closely involved throughout the preparation of the SEA/SA of this Plan. 	Noted
		Plans and programmes	<ul style="list-style-type: none"> The report should also refer to the draft South-East Marine Plan. 	South East Marine Plan now included in review of plans and programmes.
		Cultural Heritage	<ul style="list-style-type: none"> In paragraph 3.12.2 of the report, Historic England would prefer the use of the term Designated Heritage Assets, in order to be consistent with National Planning Policy and Guidance. 	The wording has been changed from 'historic' to 'heritage'
			<ul style="list-style-type: none"> HE welcomes the reference to non-designated heritage assets in paragraphs 3.12.4 and 3.12.4. 	Noted
			<ul style="list-style-type: none"> General support for the assessment of potential impacts in the absence of an up-to-date Local Plan. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> The text in paragraph 3.12.6 could be extended to refer to the wider role that landscape plays in proving the setting for all heritage assets. 	Test amended
		Key sustainability issues	<ul style="list-style-type: none"> General support for this section and the issues set out in 3.18. 	Noted
		Landscape and Townscape	<ul style="list-style-type: none"> General support, but suggestion for this section to link back to Cultural Heritage section. 	Noted – cross-reference added
		Approach to Integrated Impact Assessment	<ul style="list-style-type: none"> General support for the proposed IIA Framework including objectives and associated guide questions to be used in the assessment of the Review of the Adopted Local Plan, set out in table 4.1. 	Noted
			<ul style="list-style-type: none"> Suggestion to re-word the first bullet point to “<i>Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets, both above and below ground</i>”, in order to make it clear that archaeological assets can also include unseen, below ground remains. 	The wording has been changed to include: ‘below and above ground’
		Methodology Spatial Strategy	<ul style="list-style-type: none"> Expresses the need for a Heritage Impact Assessment produced in line with HE’s Advice Note 3, in order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF. 	Noted – a high level HIA will be undertaken by Chelmsford City Council as part of site- and policy-specific assessment, prior to any decision on allocation.
2	Tory Melhuish – Galleywood Parish Council	General	<ul style="list-style-type: none"> General support for the context of the IIA, the main economic, social, and environmental issues, and the proposed approach of the IIA presented in the Scoping Report. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Notes regarding the Appendix 3 – Key Settlement Characteristics for Galleywood. One being that The Galleywood Medical Centre in Barnard Road closed in 2016, the other being that the school, Thriftwood School, Beehive Lane, is missing from the report. 	Profile amended
3	Suzanne Walker – Little Waltham Parish Council	General	<ul style="list-style-type: none"> Suggestion that the Scoping Report should also include issues around the building of communities in relation community spirit and integration, in order for people to feel part of a community. 	<p>Community identity and sense of belonging are covered in Health Impact Assessment criteria (Appendix G), as follows: Standard 4: Supporting Communities</p> <ul style="list-style-type: none"> Provision of community facilities Reducing social isolation through design Personal safety and crime/fear of crime Engagement and consultation with the local community <p>Community identity and sense of belonging are also covered Health & Wellbeing part of the Assessment Framework.</p>
4	Darren Parker – The Essex Badger Protection Group	General	<ul style="list-style-type: none"> General objection to the context of the IIA set out in the Scoping Report. 	Noted
			<ul style="list-style-type: none"> General support for the economic, social, and environmental issues set out in the Scoping Report. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> General objection to the approach to the IIA and the range of economic, environmental, and social issues covered. 	The approach to the IIA and range of topics covered reflects industry-standard approaches which have been tested at Examination.
			<ul style="list-style-type: none"> Dissatisfaction with the lack of engagement with local groups. The groups feels they are being dismissed. 	Noted – Chelmsford City Council to respond in detail.
5	Historic England		<ul style="list-style-type: none"> The same response as Ref 1 	
6	Jenny Upton – Chelmer Housing Partnership		<ul style="list-style-type: none"> Suggestion to include promoting skills training to deliver these new homes. Recommendation to look into promoting modern construction methods and developing people’s skills to do this. 	Skills development is addressed in Assessment Objective 3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.
			<ul style="list-style-type: none"> Question on whether promoting net zero will help alleviate fuel poverty. 	This is a wider question to be addressed as part of further research at the County/national level.
			<ul style="list-style-type: none"> Concern that it focuses too much on Chelmsford. Suggestion for report to cover empty shops and rejuvenating local villages. 	Settlement profiles are included within the consideration of the Chelmsford Area as a whole.
			<ul style="list-style-type: none"> Suggestion to include more about fostering social cohesion and good community relations. 	Social cohesion is addressed in Assessment Objective 5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.
			<ul style="list-style-type: none"> Suggestion to include more information about community involvement. 	The emerging Plan’s Strategic Priority 7 concerns “Creating well designed and attractive places, and promoting the health and social well-being of communities” and the Assessment Objective 5 relates to

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
				<p>“Health and Wellbeing: To improve the health and welling being of those living and working in the Chelmsford City area.”</p> <p>Together, these will help to focus the appraisal of policies and proposals on their contribution to promoting community involvement, in turn helping to inform the Health Impact Assessment.</p>
			<ul style="list-style-type: none"> Suggestion for there to be more focus on the connection between mental-health and the built environment. 	See above
			<ul style="list-style-type: none"> Request for clarity on how housing is on a standard that will decrease poverty and between health. 	Housing quality is addressed in Assessment Objective 2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.
			<ul style="list-style-type: none"> Statement that the report is missing some focus on whether it addresses life outcomes not just the build quality. 	The Local Plan establishes the context for the provision of housing and employment opportunities which in turn affect life outcomes.
			<ul style="list-style-type: none"> Request for more focus on how poor housing contributes to increased poverty and poor health conditions. 	Whilst the connection between housing quality, poverty and health is well understood, this is the principal focus of wider Council and Government programmes. The Local Plan establishes the context for the provision of high quality housing and an environment which supports health and well-being.
7	James Smith – DWD		<ul style="list-style-type: none"> General support for the economic, social, and environmental issues that are relevant to the local plan review 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Request to be kept informed as the plan progresses and in particular included on any discussions regarding the CGC 	Noted
8	Amanda Parrott – Castle Point Borough Council	Baseline Analysis	<ul style="list-style-type: none"> Concern that there was not consideration made in the baseline for the affordability of homes in Chelmsford City, or the implications of unmet housing needs. Suggestion for Chelmsford City Council to review the Baseline Analysis in the IIA. 	Affordable housing issues now addressed in the baseline.
9	Natural England	Plans and programmes	<ul style="list-style-type: none"> Two additional strategic guidance documents could be added: The Clean Air Strategy 2019 (Defra) and the Essex Green Infrastructure Strategy 2020. 	Now included in review of plans and programmes.
			<ul style="list-style-type: none"> Suggestion to interrogate the Air Pollution Information System (APIS) for information on pollutants and their impacts for habitats and species at protected sites. 	This is a valuable but highly specific tool for individual habitats and forms of pollutant. Will be invaluable as part of the HRA and site-specific evaluation of likely effects.
		Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> The report should explicitly state the importance of the Habitat Regulations Assessment in addressing the potential impact of development upon designated sites that are beyond the City Council administrative area 	The role of HRA is cited at page ii and pp.6/7 of the Scoping Report.
			<ul style="list-style-type: none"> Suggestion to amend the first guide question by adding “both within and beyond the local authority area?” 	The question has been amended to fit the proposed wording.
		Land-use, Geology and Soils	<ul style="list-style-type: none"> The map in Figure 3.14 does not show how much of the land would fall within Grade 1,2 and 3a. Recommends adding this information to the map. 	The ALC map is a reasonable representation for this scale of analysis at this stage.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Suggestion to amend the proposed guide question to “Will it avoid the loss of best and most versatile agricultural land?” 	The question has been amended to fit the proposed wording.
		Air Quality	<ul style="list-style-type: none"> The chapter does not address the potential impacts of poor or declining air quality upon the natural environment 	<p>The following action is identified: To progress actions set out in the Climate and Ecological Emergency Action Plan.</p> <p>Paragraph added on the effects of poor air quality on the natural environment.</p>
			<ul style="list-style-type: none"> Suggestion to – add a guide question “Will it affect air quality at designated sites that are sensitive to air pollution?” 	The proposed guide question has been added.
		Landscape and Townscape	<ul style="list-style-type: none"> The Scoping Report should identify tranquil areas and explore whether they are at risk. 	Tranquil areas mapping was produced by the CPRE in 2006 and therefore cannot be relied upon as an objective source of information that might guide local plan production at this stage. However, the concept is helpful in assessing development effects (see response below).
			<ul style="list-style-type: none"> Suggestion to add a guide question “Will it protect tranquil landscapes and areas?” 	Guide question added
10	Essex County Council	Introduction	<ul style="list-style-type: none"> ECC recommend the use of consistent data to that being used for the Sustainable Accessibility Assessment is incorporated into the IIA process. 	Results from the sustainable accessibility assessment are incorporated into the assessment.
		Health Impact Assessment	<ul style="list-style-type: none"> General support for the incorporation of a HIA as a key component of the IIA. 	Noted
			<ul style="list-style-type: none"> ECC would seek that the new Local Plan incorporates a specific policy requiring the need 	Noted – the emerging Review of the Adopted Local Plan cites the potential for a

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			for appropriate developments to undertake a HIA.	policy requirement relating to HIA and larger developments.
		Scope and Content of the Review of the Adopted Local Plan	<ul style="list-style-type: none"> Welcomes reference to the 'Review' addressing updated or new local strategic priorities and the need to accommodate additional development growth requirements. 	Noted
			<ul style="list-style-type: none"> ECC recommend paragraph 1.4.5 also makes reference to the provision of necessary infrastructure to accommodate and/or mitigate the impact of growth. It should read <i>"accommodate additional development growth requirements, including necessary infrastructure"</i> (Proposed on page 3 of ECC response) 	The wording has been changed to include: 'including necessary infrastructure'
			<ul style="list-style-type: none"> Suggestion the ECC has help with the review by undertaking a number of different assessments (See page 3 ECC response). 	Noted
		Plans and Programmes	<ul style="list-style-type: none"> A large number of different policy documents have been suggested in ECC's Appendix A, for consideration in the review. 	Noted
		Key Messages	<ul style="list-style-type: none"> After the review of the additional plans in ECC's Appendix A, any 'key messages' arising should be included within Table 2.2, as appropriate. 	Amended
			<ul style="list-style-type: none"> Appendix B primarily refers to those adopted neighbouring Local Plans which presently provide the planning policy guidance for that district. However, ECC consider that those 	Local Plan references updated where appropriate:

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			neighbouring Local Plans that are being prepared and have significantly progressed through the planning process should be identified, as they are likely to be adopted within the review timetable, namely Braintree and Epping Forest Local Plans.	Basildon has been withdrawn (11/03/22) for example.
			<ul style="list-style-type: none"> It should be noted that Uttlesford District Council is preparing a new Local Plan and not a review as referenced on B89. 	Reference amended
			<ul style="list-style-type: none"> ECC recommends that Basildon, Brentwood, Maldon, Rochford and Uttlesford Local Plans are also referenced as either a review of the existing Plan or a new plan is being prepared. 	References updated where appropriate
		Population and Community	<ul style="list-style-type: none"> ECC would encourage CCC to fully meet its own housing needs within its administrative boundary, as indicated in bullet 4. If this is not the case or a request is received from a neighbouring district to accommodate their unmet housing need, as per bullet 5, and or Gypsy and Traveller need, as per bullet 6, then ECC would expect the process outlined in the EPOA Guidance Note Mechanism for the Consideration of Unmet Housing Need (2017) and the Mechanism for the consideration of Unmet Gypsy and Traveller Need (2018) to be implemented. 	The wording has been changed to match ECC's proposed wording.
			<ul style="list-style-type: none"> ECC recommend reference to 'objectively assessed housing needs' in Key Sustainability Issue 2 is replaced with reference to the 'standard method', as required in Planning Practice Guidance. It should read: <i>"The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix</i> 	The wording has been changed to match ECC's proposed wording.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<i>of accommodation to suit all household types.”</i> (Page 10 of ECC response)	
			<ul style="list-style-type: none"> ECC, with responsibilities for Adult Social Care, supports the reference to the need to deliver independent living housing in Key Sustainability Issue 4, but consider this should also make reference to the provision of housing for people with disabilities. It should read: <i>“The need to support the delivery of independent living housing for older people and <u>people with disabilities</u>”</i> (Page 11 of ECC response) 	Added
			<ul style="list-style-type: none"> ECC notes there is no reference to the considerable benefits of new build general needs housing having to be constructed to high standards of accessibility and adaptability. 	High standards of accessibility and adaptability are part of the provision of high quality housing, in turn controlled by development management policies and national standards
			<ul style="list-style-type: none"> ECC support a number of sustainability issues identified on page 50, however, However, ECC considers the Local Plan will also need to consider aspects of recovery from the economic impacts of COVID and the move towards net zero carbon emissions by 2030, as recommended in the Essex Climate Action Commissioner’s (ECAC) Report 2021 Net Zero – Making Essex Carbon Neutral. 	The recommendations of the Essex Climate Action Commissioner’s (ECAC) Report 2021 Net Zero – Making Essex Carbon Neutral are summarised and noted, although they remain as recommendations and not policy.
			<ul style="list-style-type: none"> In addition to the issues identified on page 50, the issues listed in ECC’ consultation response (on pages 11-12) need to be considered. 	Considered throughout
			<ul style="list-style-type: none"> Support for Key Sustainability Issue 13 which seeks to maintain and raise educational attainment and skills in the local labour force. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Material Assets (Table 2.2)	<ul style="list-style-type: none"> Reference should be made to the need to avoid and sustainably manage construction waste in bullet point 3 	A new key objective has been added to Table 2.2, matching ECC's recommendation.
			<ul style="list-style-type: none"> ECC recommend an additional key message from Policy 4 of the Minerals Plan 2014 is added to read: <i>"Promote the maximum recovery of minerals from construction, demolition and excavation wastes by segregating, reusing and recycling minerals generated as a result of development/ redevelopment."</i> (Page 5 of ECC response) 	Now included in Table 2.2 under Material Assets.
		Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> ECC recommend paragraph 3.3.19 should refer to the Essex Green Infrastructure Strategy (2020) and Essex Green Infrastructure Standards as ongoing initiatives, along with the establishing of a Local Nature Partnership (LNP) covering Greater Essex along with a Local Nature Recovery Strategy, which are being led by ECC 	Noted
			<ul style="list-style-type: none"> ECC supports the reference to encouraging multiple uses of green infrastructure in Issue 4 and to enhance the GI network. 	Noted
			<ul style="list-style-type: none"> The ECC 10 year plan has been updated – The info in paras 3.4.36, 3.4.27 and table 3.10 should be amended accordingly 	Wording has been amended to fit ECC's proposed wording.
			<ul style="list-style-type: none"> The footnote 69 should be deleted as the Essex School Organisation Plan has been superseded by the '10 Year Plan' 	Wording has been amended to fit ECC's proposed wording
			<ul style="list-style-type: none"> ECC support Sustainable Issues (SI) 1, but consider it should be more consistent with 	Amended

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			NPPF para 174 d) where possible. It should read <i>“The need to conserve and enhance biodiversity through providing net gains in biodiversity where possible including sites designated for their nature conservation value.”</i> (Page 9 of ECC response)	
			<ul style="list-style-type: none"> IIA Objective 1 and Guide question 6 should make reference to the green infrastructure being ‘multifunctional’ in Key Sustainability Issue 4. It should read: <i>“The need to enhance the multifunctional green infrastructure network, addressing deficiencies and gaps, improving accessibility and encouraging multiple uses where appropriate.”</i> (Page 10 of ECC response) 	Objective 1, Guide Question 6, and Sustainability Issue 4 all now make reference to ‘multifunctional’ green infrastructure.
			<ul style="list-style-type: none"> In Key Sustainable Issues 4, reference should be made to the Essex Count Disturbance Avoidance and Mitigation Strategy (Essex RAMS). 	Objective 1, Guide Question 6, and Sustainability Issue 4 all now make reference to ‘multifunctional’ green infrastructure.
			<ul style="list-style-type: none"> ECC advise that consideration of ‘off-site’ measures (i.e. in and around the relevant European designated site(s)) is also required as part of the mitigation package for predicted recreational disturbance impacts in these cases. 	Noted – considered within the HRA
		Transport and Accessibility	<ul style="list-style-type: none"> Paragraph 3.6.4 should also reference the role that the new Beaulieu Park Rail Station will have in the ‘Chelmsford future transport network – strategic zonal focus’. It should read: <i>“This will be a key element of the City’s planning strategy for the area, and will help to remove traffic from the outskirts of the city as part of the ‘Chelmsford future transport network – strategic zonal focus.’”</i> (Page 6 of ECC response) 	The wording of para 3.6.4 has been amended to fit ECC’s recommended wording.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Paragraph 3.6.17 refers to the 'Chelmsford future transport network – strategic zonal focus'. For completeness, ECC recommend the outer zone should also make reference to utilising the existing and future park and rides. 	Reference added.
			<ul style="list-style-type: none"> Paragraph 3.6.18 should make reference that the Chelmsford North East Bypass (CNEB) 	Reference included
			<ul style="list-style-type: none"> ECC recommend reference is also made to the Army and Navy Sustainable Transport Package, as this is a key gateway into the city centre, an existing pinch point on the network and is designated an Air Quality Management Area (AQMA). 	Reference added
			<ul style="list-style-type: none"> To demonstrate the 'pinch points' inferred in para 3.6.15 there should also be reference to the A12 Chelmsford to A120 widening scheme. 	This proposal has not yet been submitted to the Planning Inspectorate.
			<ul style="list-style-type: none"> ECC support Key Sustainability Issue 1 in terms of the need for timely investment in infrastructure but recommend this may be through developer funded works or contributions, e.g. S278 or S106 agreements. However, it should read: <i>"The need to ensure timely investment in transport infrastructure and services through securing developer funded works or contributions and other sources of funding."</i> (Page 14 of ECC response) 	The wording of Key Sustainability Issue 1 has been amended to include ECC's recommended text.
			<ul style="list-style-type: none"> ECC consider Key Sustainability Issue 5 should refer to the 'expansion' of park and ride sites given the decision, as part of the Army and Navy Sustainable Transport Package scheme to expand Sandon and Chelmer Valley park and ride sites instead of a new site in Widford. It 	The wording of Key Sustainability Issue 5 has been amended to include ECC's recommended text.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			should read: “ <i>The need to encourage alternative modes of transport to the car, including the expansion of park and ride sites.</i> ” (Page 14 of ECC response)	
			<ul style="list-style-type: none"> ECC supports the encouragement of the use of public transport and key interchanges of different modes, as highlighted in Key Sustainability Issue 9. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 8 to encourage walking and cycling, as part of active travel. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 11 in that there is a need to address congestion in and around the City Centre. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 12, which identifies the need for more innovative ways to tackle behavioural change regarding the take up of sustainable modes rather than the present approach by simply monitoring travel patterns. 	Noted
		Water	<ul style="list-style-type: none"> ECC recommend consideration is also given to the strategic water supply issues, as identified in the recent consultation on the Water Resources Draft Regional Plan (January – February 2022) by Water Resources East (WRE) 	Noted – details now included
			<ul style="list-style-type: none"> ECC seeks to work with CCC to ensure any water policy in the local plans sets out a clear framework for seeking to reduce water use and primate water re-use. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Climate Change	<ul style="list-style-type: none"> ECC is keen to work with CCC to secure the highest standards required to address climate change and net zero development and to embed these standards within policies in the emerging local plan 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 1 whereby new development is adaptable to the effects of climate change. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 2 to increase woodland and tree cover to help mitigate and adapt to climate change. 	Noted
			<ul style="list-style-type: none"> ECC supports Key Sustainability Issue 3 in relation to the need to increase renewable energy provision. 	<p>The wording of Key Sustainability Issue 3 has been amended to include ECC's recommended text.</p> <p>The wording of Guide Question 3 has been amended to include ECC's recommended text</p>
			<ul style="list-style-type: none"> ECC notes that Key Sustainability Criteria 3 (page 103) only refers to mitigating the impact of climate change through the provision of 'increased renewable energy provision'. 	Wording amended, referencing maximising renewable energy provision
			<ul style="list-style-type: none"> In relation to Guide Question 4 in IIA Objective 2 – Housing, ECC recommends more emphasis is placed on the wider provision of energy efficiency in not simply new homes. 	Guide question is considered to be appropriately phrased.
			<ul style="list-style-type: none"> In relation to paras 3.10.9 and 3.10.10, ECC would seek more reference in the IIA for new development to be required to achieve net zero carbon by 2050 or sooner in accordance with 	The recommendations of the Essex Climate Action Commissioner's (ECAC) Report 2021 Net Zero – Making Essex Carbon Neutral are summarised and noted,

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			the recommendations of the ECAC and subsequent work programmes.	although they remain as recommendations and not policy.
			<ul style="list-style-type: none"> Suggested amendments to Key Sustainability Issue 3. It should read: <i>“The need to mitigate climate change including through <u>maximising renewable energy provision at site and district level.</u>”</i> (Page 16 of ECC response) 	Wording amended
			<ul style="list-style-type: none"> Suggested amendments to Guide Question 3 (Page 16 of ECC’s response). It should read: <i>“Will it <u>maximise the delivery of renewable and low carbon energy generation at site level and district level and reduce dependency on non-renewable sources?</u>”</i> (Page 16 of ECC response) 	Wording amended
			<ul style="list-style-type: none"> Suggested addition of a Guide Question (Page 16 of ECC’s response) It should read: <i>“Will it deliver homes and other buildings of high energy efficiency standards which contribute to the City’s zero carbon targets?”</i> (Page 16 of ECC response) 	An additional guide question has been added, matching ECC’s proposed wording.
			<ul style="list-style-type: none"> The LLA and Review will need to consider that direct and cumulative impact of NSIPs relevant to the plan area including: Longfield Solar Farm, East Anglia GREEN, Bradwell B New Nuclear, and A12 Chelmsford to A120 widening scheme – Highways England. 	Noted
		Material Assets	<ul style="list-style-type: none"> ECC would support a Site Waste Management Plan being prepared for sites to be allocated in the new Local Plan incorporated within a Waste Management Strategy. 	Noted

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> A Minerals Supply Audit should be submitted as part of the documents to be included in any ES. 	Comment relevant to proposals for development
			<ul style="list-style-type: none"> ECC recommends reference is also made to the Essex Minerals Local Plan (MLP) Review within para 3.11.14 	Reference made
			<ul style="list-style-type: none"> ECC supports the Key Sustainability Issue 1 – 5 identified on page 97, subject to amendments 	Noted
			<ul style="list-style-type: none"> ECC recommend an additional sentence be added to paragraph 3.11.14 to acknowledge that a 'Call for Sites' has commenced which will supplement existing allocations in the MLP. (Suggested text on page 18 of ECC's response) 	To be addressed in later iterations of the Review of the Adopted Local Plan and accompanying IIA
		Health and Wellbeing	<ul style="list-style-type: none"> Support for Key Sustainability Issue 2. 	Noted
			<ul style="list-style-type: none"> ECC consider that CCC should also consider the impact of the proliferation of hot-food takeaways, including around schools if evidenced, in order to address obesity issues. Key Sustainability Issue 2 should read: <i>"The need to promote healthy lifestyles and in particular reduce obesity and increase levels of physical activity and reduce the proliferation of fast food outlets in specific locations."</i> (Page 13 of ECC response) 	Key Sustainability Issue 2 has been amended to include ECC's suggested text.
		Cultural Heritage	<ul style="list-style-type: none"> ECC supports the need to avoid harm to designated heritage assets in Key Sustainability Issue 2. However, to be consistent with NPPF, paragraph 194 reference should also be made to the contribution made by their setting. It should read: <i>"The need to avoid harm to designated heritage assets and the contribution</i> 	Key Sustainability Issue 2 has been amended to fit ECC's suggestion.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<i>made by their setting.</i> " (Page 18 of ECC response)	
			<ul style="list-style-type: none"> ECC welcomes reference to non-designated heritage assets in Key Sustainability Issue 3. However, should be amended to state: <i>"The need to recognise the value of non-designated heritage assets and protect where appropriate enhance these where possible. Such sites should be retained in situ, where possible or subject to an appropriate programme of investigation, recording and reporting prior to development commencing"</i>. (Page 19 of ECC response) 	Key Sustainability Issue 3 has been amended to include ECC's suggested text.
			<ul style="list-style-type: none"> ECC recommend paragraph 3.12.1 is amended to reflect the correct number of designated monuments. (See page 19 of ECC's Response) 	Para 3.12.1 has been amended to display the correct figures.
		Landscape and Townscape	<ul style="list-style-type: none"> Notes that para 3.13.2 does not reference to the Landscape Character Areas which are identified at the 1:25,000 scale. 	Noted, although finer grained data will be used in the assessment of development proposals.
			<ul style="list-style-type: none"> ECC recommend reference is made to the requirement for street trees to be included within new developments in accordance with NPPF, paragraph 131. 	This is a detailed policy matter to be addressed as part of the implementation of good design. Reference is made in para 3.3.13 as part of Green Infrastructure.
		Proposed IIA Framework – IIA Objective 1 – Biodiversity and Geodiversity	<ul style="list-style-type: none"> However, reference should be made to the green infrastructure being 'multifunctional' within IIA Objective 1 and Guide Question 6. All other references to green infrastructure in the Scoping Report should be reviewed and referenced as to their multifunctionality, as appropriate (eg Table 2.2, page 24, bullet 2 - Identify opportunities for green infrastructure 	Qualifying term added throughout

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			provision; page 26, bullet 7). (Suggested wording on page 20 of ECC response)	
			<ul style="list-style-type: none"> Consideration should be given to the use of the Essex Green Infrastructure Strategy (2020) and Essex Green Infrastructure Standards in securing multifunctional green infrastructure. 	Documents has been reviewed and will be considered as part of policy development.
			<ul style="list-style-type: none"> ECC recommend Guiding Question 8 should be clarified to refer to biodiversity net gain being required to be provided across the whole of the administrative area, and not just the City urban area. (i.e. remove 'across the city' from the question – page 20 of ECC response) 	Guide Question 8 has been amended and the phrase 'across the city' has been removed.
		Proposed IIA Framework – IIA Objective 2 - Housing	<ul style="list-style-type: none"> ECC recommend an additional 'Guide Question' is added to provide consistency with Objective 5, Guide Question 5 which relates to meeting the needs of an ageing population and support those with disabilities. It should state: <i>"Will it deliver independent living housing for older people and people with disabilities."</i> (Proposed wording on page 20 of ECC response) 	A new Guide Question has been added, matching ECC's proposed wording.
		Proposed IIA Framework – IIA Objective 4 – Sustainable Living and Revitalisation	<ul style="list-style-type: none"> Support for Guiding Question 7. Regarding new schools ECC points in the direction of Department for Educations Guidance 'Securing Developer Contributions Guidance Update (2019). 	Noted
			<ul style="list-style-type: none"> However, Guide Question 8 should also make reference to 'early years and childcare' for clarity. ECC recommend reference should also be made to access to schools being provided via safe and direct walking and cycling routes. It should read: <i>"Will it increase access to <u>schools</u> via safe and direct walking and cycling routes,</i> 	Guide Question 8 has been amended to include ECC's recommended text.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<i>early years and childcare and colleges?</i> " (Page 20 of ECC response)	
		Proposed IIA Framework – IIA Objective 9 – Flood Risk and Coastal Erosion	<ul style="list-style-type: none"> ECC recommend Guiding Question 5 is amended to refer to the opportunities for SuDS measures to be multifunctional in terms of biodiversity enhancement, aesthetic and amenity value and forming part of public open spaces. It should read: <i>"Will it deliver multifunctional sustainable urban drainage systems (SUDs) where possible and promote investment in flood defences that reduce vulnerability to flooding?"</i> (Page 21 of ECC response) 	Guide Question 5 has been amended to include ECC's recommended text.
		Proposed IIA Framework – IIA Objective 12 – Waste and Natural Resources	<ul style="list-style-type: none"> ECC, as Minerals and Waste Authority, recommend that 'Guide Question 5' is amended to read: <i>"Will it result in development within a Minerals Safeguarding Area"</i> (Propose on page 21 of ECC response) 	Guide Question 5 has been amended to include ECC's recommended text.
			<ul style="list-style-type: none"> In relation to NPPF para 212, ECC considers this requirement relates to any development rather than simply inappropriate development. ECC acknowledges that location within an MSAs is not an absolute barrier to future development. However, any development proposals or site selection process should consider the environmental feasibility and practicality of prior extraction to avoid the unnecessary sterilisation of mineral resources. It is necessary that this process also considers not simply the extent of the development site but also the land around the site in order that its allocation/development does not constrain any potential future use for mineral extraction. 	Noted – included within detained Development Management policies.

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		Appendix E – Site Assessment Criteria – IIA Objective 1 – Biodiversity and Geodiversity	<ul style="list-style-type: none"> ECC recommends that Key Sustainability Issue 1 is strengthened to be consistent with NPPF, paragraph 174 d) and refer to 'net gains for biodiversity' where possible. 	Reference to net gains for biodiversity added.
		Appendix E – Site Assessment Criteria – IIA Objective 4 – Sustainable Living and Revitalisation	<ul style="list-style-type: none"> ECC recommends primary and secondary schools should be separated out from the other key services including GP surgeries, Pharmacies, supermarkets and proximity to town centres. A specific criteria should be included for primary and secondary education, as recommended in the Essex Design Guide, whereby any residential area should be no further than 600 metres walking distance from a primary school and 1500 metres for secondary school. Also gives direction towards ECC's Developers' Guide to Infrastructure Contributions (Section 5.3) and Garden Communities and Planning School Places Guide (Section 3). 	Noted – school-specific distance criteria added to Objective 4.
		Appendix E – Site Assessment Criteria – IIA Objective 6 – Transport	<ul style="list-style-type: none"> ECC welcomes the assessment criteria reference to the impact on the highway network but consider this should clarify the impact is upon the capacity and safety of the highway network consistent with NPPF, paragraph 110 d). This is also consistent with ECC Development Management Policy DM1 - General Policy, whereby the Highway Authority will protect the highway network for the safe and efficient movement of people and goods by all modes of travel. It should read: "<i>Impact on highway network in terms of capacity and safety.</i>" (Proposed on page 22 of ECC response) 	The wording in Appendix E has been amended to fit ECC's recommended wording.

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
		Appendix E – Site Assessment Criteria – IIA Objective 10 – Air	<ul style="list-style-type: none"> Key Sustainability Issue 2 makes reference to the need to improve air quality, particularly in the Army & Navy and the Maldon Road, Danbury AQMAs. ECC recommend the assessment criteria is amended to refer to both the AQMAs in the City area. It should read: <i>“Proximity to Army and Navy <u>and Maldon Road, Danbury</u> Air Quality Management Areas (AQMA)”</i> (Proposed on page 22 of ECC response) 	The wording in Appendix E has been amended to fit ECC’s recommended wording.
		Appendix E – Site Assessment Criteria – IIA Objective 12 – Waste and Natural Resources	<ul style="list-style-type: none"> ECC recommend the ‘Assessment Criteria’ covers not simply MSAs but also Mineral Consultation Areas and Waste Consultation Areas, as required by Policy S8 – Safeguarding mineral resources and mineral reserves (MLP) and Policy S2 – Safeguarding Waste Management Sites and Infrastructure (WLP). It should read: <i>“Development in Minerals <u>Safeguarding Areas; Mineral Consultation Areas and Waste Consultation Areas</u>”</i> (Proposed on page 22 of ECC response) 	The wording in Appendix E has been amended to fit ECC’s recommended wording.
		Appendix E – Site Assessment Criteria – IIA Objective 13 – Cultural Heritage	<ul style="list-style-type: none"> ECC notes that the Assessment Criteria and Threshold relate to the effects on designated heritage assets with no reference to non-designated heritage assets. However, Appendix F - Indicative IIA Monitoring Criteria makes reference to possible indicators regarding the number of developments permitted affecting designated and non-designated heritage assets. ECC recommend the assessment criteria is amended to that below and the thresholds accordingly. It should read: <i>“Effects on <u>designated and non-designated</u> heritage assets”</i> 	The wording in Appendix E has been amended to fit ECC’s recommended wording.

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11	Pigeon (Sandon) Ltd – prepared by Savills	Table 2.2 – Key Objectives and policies	<ul style="list-style-type: none"> Table 2.2 – Neither the NPPF, nor the Essex Transport Strategy support the proposed objective of reducing road freight movements. 	Noted – reference removed.
			<ul style="list-style-type: none"> Suggestion to create an alternative objective that seeks to ‘promote sustainable freight movements’. 	Included.
		Objective 3 – Economy Skills and Employment	<ul style="list-style-type: none"> Support for the objective, but suggestion for the IIA to expressly recognise that importance of the employment and logistics sector in supporting the local economy, and its likely increasing importance in the post-pandemic era. 	Noted – however, inclusion would introduce an inappropriate degree of specificity at this stage.
		Objective 6 – Transport	<ul style="list-style-type: none"> Support for the promotion of sustainable modes of transport in the IIA objectives. 	Noted
			<ul style="list-style-type: none"> Support for the inclusion of reducing the need to travel, however the IIA should avoid an overly simplistic approach to considering proposals against this objective. 	Noted
			<ul style="list-style-type: none"> Object to objective 6 guide question: “Will it reduce the level of freight movement by road?” stating it is problematic, as freight movement by road should not be seen as being inherently contrary to sustainable development. 	Amended to: Promote sustainable freight movement.
		General	<ul style="list-style-type: none"> Concern that the IIA could result in a somewhat simplistic assessment options. 	Comment noted – a proportionate analysis is required.
			<ul style="list-style-type: none"> Suggestion to amend IIA objectives a guide question to ensure future decision-makers recognise the importance of appropriately-located logistics development to both the local 	Disagree – this would introduce an inappropriate degree of specificity at this stage.

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			economy; and to ensuring an overall reduction in the need to travel / ensuring goods are moved sustainably.	
12	Vistry Group – produced by Carter Jonas	Green Belt	<ul style="list-style-type: none"> Stressed the importance of undertaking a Green Belt review as part of the new Local Plan review. 	This issue is not for the IIA to determine.
13	BDP on behalf of Grosvenor and Hammonds Estate	Housing Affordability	<ul style="list-style-type: none"> The Housing Baseline between paras 3.4.12 and 3.4.14 could provide a more detailed explanation of the of the Council's affordability needs or supply, which are outlined in the Council's recently published Housing Strategy. 	Noted – section expanded accordingly
			<ul style="list-style-type: none"> Suggestion for the IIA baseline to provide further evidence and explanation of the issues surrounding affordability. 	Noted – section expanded accordingly
		Support and Open Space	<ul style="list-style-type: none"> Recommendation for baseline to more thoroughly analyse local supply and demand for particular types of open space and acknowledge the integral links between natural environments and improved health, social and cognitive development. 	Open space section expanded accordingly including reference to the GI Strategic Plan.
		General	<ul style="list-style-type: none"> Support for main economic, social, and environmental issues identified in the scoping report. 	Noted
		Approach to Integrated Impact Assessment	<ul style="list-style-type: none"> General support for approach to IIA. 	Noted
			<ul style="list-style-type: none"> Support for contents of table 2.2, particularly the objective relating to Population and Community. 	Noted

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			<ul style="list-style-type: none"> Strong support for the emphasis placed on Sustainable Living and Revitalisation. 	Noted
			<ul style="list-style-type: none"> Strong support for the council's commitment to developing a Spatial Strategy. 	Noted
		Net Zero (Approach to IIA)	<ul style="list-style-type: none"> Suggestion for Council to elaborate on their net zero ambitions as part of a future sustainable urban Chelmsford. 	<p>Paras 3.10.10 and 3.10.11 set out the Council's pathway to net zero. These include measures which are reflected throughout the Appraisal Framework, including:</p> <ul style="list-style-type: none"> Measures to reduce DM7 and NO2 emissions The promotion of sustainable travel through infrastructure investment and behavioural change Reductions in waste generation and promoting re-use and recycling of waste lowering energy consumption, efficient use of water resources, reducing pollution and improving air quality significantly increase the amount of woodland and the proportion of tree cover measures to improve the 'green infrastructure' of Chelmsford, protecting and expanding natural habitats and increasing biodiversity Improving the environmental quality, attractiveness and recreational potential of public spaces, rivers and waterways in the City Centre and surrounding areas

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			<ul style="list-style-type: none"> Suggestion that 'creating pathways to net zero' should be added as key issue under the topic of Net Zero. 	Policy to be developed which will consider this matter.
			<ul style="list-style-type: none"> Suggestion that the opportunities to address the climate crisis should be strongly reflected in the IIA framework. 	CCC declaration of a climate crisis is noted and numerous references included in the Assessment Framework, including key issues.
		Transport Infrastructure (Approach to IIA)	<ul style="list-style-type: none"> Appendix E – concern that criteria 6 'Transport Infrastructure Investment' does not clearly distinguish between investment in highways upgrades and active travel infrastructure. 	Current criterion: <i>Development would support investment in transportation infrastructure and/or services</i> is considered appropriate given the diversity of investment which could be possible.
			<ul style="list-style-type: none"> Recommendation to alter the wording of the threshold to make specific reference to active or sustainable travel infrastructure. 	Current reference to transport considered to be appropriate given the scope of the topic.
		Employment	<ul style="list-style-type: none"> Suggestion that the need for long term upskilling, training and support for growing businesses is also recognised in the Site Assessment Criteria. 	Included in guidance criteria under 3. Economy, Skills and Employment (Appendix D)
		Design Quality	<ul style="list-style-type: none"> Support for the emphasis of the importance of health and wellbeing in the accreditation in appendix E 	Noted
			<ul style="list-style-type: none"> Livewell Accreditation should be referenced in the IIA Framework, either within the Appendix D Definitions of Significance, or the Appendix E Site Assessment Criteria. 	Included in Appendix D

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		Public Realm and Inclusive Design	<ul style="list-style-type: none"> Recommend more clarification is provided on the meaning behind the phrase 'different groups within the society are taken into consideration'. 	Definite article 'the' removed
			<ul style="list-style-type: none"> Concern about phrase: 'different groups within the society are taken into consideration'. The IIA should seek to provide more clarity on what this means in different place-making contexts. 	Summary point is appropriate to this context i.e. Appendix D Illustrative Guidance, in turn supported by reference to Livewell Guidance.
			<ul style="list-style-type: none"> The Council should further develop the IIA Framework to ensure clarity is provided on the definitions of success for truly inclusive spaces. 	Noted – various indicators are provided which are considered appropriate and reflect EqIA measures, for example.
		Housing	<ul style="list-style-type: none"> Housing affordability and the ability of local people to access a suitable home should be a key focus in the new local plan, however this is not adequately reflected in the Appendix E Site Assessment Criteria. 	Criteria amended to included affordable housing.
			<ul style="list-style-type: none"> Recommendation that the Site Assessment Criteria is expanded beyond the single criteria of 'net new dwellings' to include additional criteria that better reflects a site's potential contribution to the local housing market. 	The provision of a proportion of affordable housing is a long-standing policy requirement for the provision of new dwellings above a specific threshold.
14	Environment Agency	Flood Risk	<ul style="list-style-type: none"> Concern that the Strategic Flood Risk Assessment is outdated. The SFRA mentioned in paragraph 3.16 is out of date for tidal, and fluvial and pluvial climate change. 	This evidence document will be updated as appropriate and reflected in future IIA Reports.
			<ul style="list-style-type: none"> Concern that the Climate Change section is outdated. (Links to more up-to-date information is included in EA's response) 	Climate change section updated accordingly.

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			<ul style="list-style-type: none"> The policies relating to Flood Alleviation scheme need reviewing. EA advise that a Local Plan policy based upon the alleviation scheme being built should be produced, as well as a policy for pre-alleviation scheme, in case the scheme does not go ahead. 	Noted – policies to be updated as appropriate.
			<ul style="list-style-type: none"> The LPA could consider producing guidance in the form of a Supplementary Planning Document for the new Chelmsford alleviation scheme – so developers know how assess the flood risk within a site-specific FRA prior to any defences/scheme being in place. 	Noted
			<ul style="list-style-type: none"> Strategic Policy 2 should clarify what is meant by 'safe' 	To be addressed as part of plan preparation
			<ul style="list-style-type: none"> The 'key sustainability issues' section should clarify what is meant by 'adaptable'. 	Clarified to: The need to ensure that new development anticipates and can be adapted to the effects of climate change
			<ul style="list-style-type: none"> Section 9 and 11 of Table 4.1 should show how the framework will meet the criteria stated in pages 3 and 4 of EA's response 	Sections 9 and 11 of Table 4.1 amended to reflect suggested criteria
			<ul style="list-style-type: none"> Table appendix D8 should refer to the 1% (1 in 100) annual probability flood event with allowance for climate change and 0.1% (1 in 1000) annual probability event with allowance for climate change – not just FZ3 or Flood Zone 2 or 1 in 100/1000 floodplain. These events (Flood Zones need to be considered with climate change allowances). 	Amendments made
		Ecology and Biodiversity	<ul style="list-style-type: none"> Concern that the Plan probably is unlikely to deliver real improvements in terms of biodiversity and habitats. The new Plan needs 	View noted – preparation of the plan takes place within the context of a range of strategies, including those relating to

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			to have bolder policies to repair damaged habitats and create and develop larger and strategically linked areas which will be rich in biodiversity.	biodiversity and green infrastructure which have been prepared in consultation with the Environment Agency.
			<ul style="list-style-type: none"> There is no evidence that continuing the same strategy as the previous plans will be more successful. 	Noted
			<ul style="list-style-type: none"> Opportunities need to be taken for habitat restoration and achieving a cohesive strategic network of larger and more connected high-quality habitats as proposed in the Lawton Review. 	There are wide-ranging references to Green infrastructure creation within new development and City-wide in line with the Chelmsford and Essex GI Strategies.
		Water Quality	<ul style="list-style-type: none"> Broad agreement with the assessment in terms of water quality. 	Noted
			<ul style="list-style-type: none"> EA states that CCC need to invest in water management infrastructure in a timely manner in order to accommodate new development. 	Noted
			<ul style="list-style-type: none"> Section 3.8.6 - mentions WFD information in the 2015 RBMP: WFD classification 2019 are available and could be used to provide a more recent and specific to the Chelmsford area. 	Data updated via: https://www.data.gov.uk/dataset/a2a10b3a-2049-48ba-9ab5-fbc3ae26c9f9/wfd-river-canal-and-surface-water-transfer-water-bodies-cycle-2-classification-2019
		Water Resources	<ul style="list-style-type: none"> EA states that an update of the Anglian River Basin Management Plan will be published at the end of this year. The draft RBMPs are currently available on gov.uk. 	Noted. Future IIA Reports will include reference to the RBMPs once published.
			<ul style="list-style-type: none"> The report references Essex & Suffolk Water's Water Resource Management Plan (WRMP) 2014, this is not there latest plan. E&SW's current WRMP was published in 2019 and a 	References amended

Ref	Consultee	Report Chapter	Consultee Response Summary	Responses/Actions
			WRMP for 2024 is currently being worked upon. The report should be considering the most up to date WRMP and future plans, as these will provide the most up to date resource assessment in the Essex Water Resource Zone.	
			<ul style="list-style-type: none"> There are significant water resource pressure within this area. EA consider it particularly important that water efficiency measures are incorporated into all new developments. Measures such as the use of water efficient systems and fittings such as dual-flush toilets; water butts; water-saving taps and showers; and appliances with the highest water efficiency rating as a minimum. Greywater recycling and rainwater harvesting should also be considered. 	Noted in the review of the Water Resources Regional Plan for Eastern England and in Table 2.2. Also a matter for the preparation of detailed policy.
			<ul style="list-style-type: none"> EA suggests that local authorities should adopt and promote the building standard of 110 litres per person per day in all new builds. 	To be considered as part of the preparation of detail Local Plan policies – cited on the potential monitoring indicators (Appendix F)

Chelmsford Local Plan Review: Issues and Options Consultation Document

Chelmsford City Council (the Council) is currently preparing the Chelmsford Local Plan Review (the ‘Local Plan Review’). Once adopted, the Local Plan Review will replace the Adopted Local Plan¹²⁵, setting out how much new development will be accommodated in the Council’s administrative area (the ‘City Area’) to 2041, along with where this growth will be located. The Local Plan Review will also establish the policy

¹²⁵ <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/>

framework for managing development proposals, containing planning policies which support the proposed vision: *“Guiding Chelmsford’s growth towards a greener, fairer and more connected community.”*

The first stage in the development of the Local Plan Review was the publication of the Chelmsford Local Plan Issues and Options Consultation Document (the ‘Issues and Options Consultation Document’)¹²⁶ that was consulted on between 11 August 2022 and 20 October 2022. The Issues and Options Consultation Document set out, and sought views on, the planning issues that face Chelmsford over the next 15 years and spatial approaches to meeting these challenges in terms of the amount and broad location of future development in the City Area.

An Integrated Impact Appraisal (IIA) Report¹²⁷ was prepared to accompany the Issues and Options Consultation document. The consultation responses made to the IIA Report are set out in this report.

The Integrated Impact Appraisal Report

The Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan Review¹²⁸. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan Review are identified, described and appraised and also incorporates a process set out under UK regulations¹²⁹ called Strategic Environmental Assessment (SEA) which requires that environmental considerations are embedded into the development of plans and programmes such as local plans. IIA brings together SA and SEA, as well as Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) as part of a unified analysis. The HIA and EqIA are bespoke assessments designed to specifically address health and equalities matters in order to meet legislative requirements.

The IIA is an iterative process and in this context, WSP Environment & Infrastructure Solutions UK Limited (WSP)¹³⁰ has carried out an appraisal of the Issues and Options Consultation Document. The findings of the IIA of the Issues and Options Consultation Document were presented in an IIA Report that was published for consultation alongside the Consultation Document itself.

¹²⁶ <https://www.chelmsford.gov.uk/media/chehlnlq/issues-and-options-consultation-document.pdf>

¹²⁷ <https://www.chelmsford.gov.uk/media/undd211y/chelmsford-local-plan-issues-and-options-iaa.pdf>

¹²⁸ The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

¹²⁹ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

¹³⁰ Formerly Wood Environment & Infrastructure Solutions UK Limited.

Habitats Regulations Assessment Report

The Conservation of Habitats and Species Regulations 2010 (as amended) requires local authorities to assess the potential impacts of land use plans on the Natura 2000 network of European protected sites to determine whether there will be any likely significant effects as a result of the plan’s implementation. This process is known as Habitats Regulations Assessment (HRA). As part of the IIA (Chapter 6), the HRA provides a preliminary conclusion on the likely effects of the Review of the Adopted Local Plan, which has been undertaken, based on the spatial approaches contained in the Issues and Options Consultation Document. The HRA (Chapter 6) concludes that: *“none of the objectives or spatial approaches will make adverse effects on any European sites fundamentally unavoidable (i.e. the objectives or spatial approaches will not ‘bake in’ adverse effects that cannot be avoided or mitigated irrespective of how the objectives and options are defined through allocation and policy).”*

No comments were received on the HRA Report and in consequence, this is not considered further in this document.

This Feedback Report

This report provides a record of the responses provided on the IIA Report. The responses will be taken into account by the Council in preparing the next stage of the Local Plan Review and undertaking the associated IIA.

Responses

A total of 21 respondents provided comments on the Issues and Options Consultation Document IIA Report. **Table B.1** provides a breakdown of the type and number of respondents.

Table B.1 Type and Number of Respondents

Type of Respondent	Number of Respondents*
Parish/Town Councils or adjoining Local Authorities	2
Developers or Representatives	8
Other Agencies and Authorities	3
Members of the Public	8

SCHEDULE OF RESPONSES TO THE INTEGRATED IMPACT ASSESSMENT REPORT

MAIN ISSUES RAISED

The main issues raised by respondents with regard to the IIA Report concern:

- Support for the range and content of the IIA Objectives.
- The need for the HIA and EqlA to ensure that the Local Plan Review is developed in a way that enhances the knowledge, skills and wellbeing of existing and new communities.
- An apparent presumption that providing land for business creates additional jobs for the region and that a garden community such as in Spatial Approach E would create jobs that would all be filled by residents of that community.
- The identification of possible negative effects but no policies provided to mitigate these effects.
- Lack of differentiation between spatial approaches.
- The need for clarification of key sustainability issues and the definitions of significance.
- The relationship between housing growth and water resources.
- Disagreement with elements of the scoring of the spatial approaches.
- The need for additional detail on specific sites.
- Support for a particular spatial approach, based on site qualities.

Table B.2 sets out a schedule of the responses received to the IIA Report and the response/action to the points being made.

Table B.2 Consultation Response Summary

Ref	Consultee	Consultee Response Summary	Response/Action
1324350	Mr Rusi Hodivala	Please mandate that every new detached and semi-detached house must have solar panels installed.	<p>Comment noted. This comment principally relates to the Local Plan Review as opposed to the IIA.</p> <p>The draft Local Plan Review will set out policies relating to sustainability standards in new developments, including renewable generation opportunities.</p> <p>The IIA Report sets out at Table 1.4 potential or amended policies including the promotion of renewable energy generation and energy efficiency in all new development, as part of wider aspirations for sustainable development across the City Area.</p>
1324045	Ms Tessa Saunders Spatial Planning Advisor Anglian Water Services Ltd	<p>Non-Technical Summary The IIA provides a range of assessment objectives which include objectives that aim to protect the natural environment, address impacts on carbon emissions, and conserve and enhance water quality and resources. It is considered that this provides a sound basis for the assessment of Local Plan Review options.</p> <p>The Local Plan Review aims to positively deliver growth in a way that provides greatest opportunities for the health and wellbeing of communities. The IIA includes assessment objectives to improve health and wellbeing, tackle deprivation and promote sustainable living.</p>	<p>Comment noted. Support for the range and content of the Assessment Objectives is welcome.</p> <p>The connections between the IIA and the Local Plan Review in respect of promoting sustainable growth is noted.</p>
1324045	Ms Tessa Saunders Spatial Planning Advisor Anglian Water Services Ltd	<p>HIA/EqIA/Appendix H - Six Capitals Chelmsford Local Plan Issues and Options - People The HIA and EqIA should ensure that the Local Plan Review is developed in a way that enhances the</p>	<p>Agreed. Issues relating to the enhancement of knowledge, skills and wellbeing of existing and new communities are captured by the IIA Assessment Framework in Objectives 3, 4 and 5.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
		knowledge, skills and wellbeing of existing and new communities.	The detailed HIA and EqIA to be undertaken at the next stage of the Local Plan Review will reflect the Six Capitals as part of the analysis. It is anticipated that the Local Plan Review will include policies that will promote these aspirations, including the provision of educational facilities as part of new development and the advancement of sustainability across the City Area more widely.
1326389	Mr Stephen Baddeley Arthurs	The Hammonds Farm Development is a proposed new community to the east of the A12; the proposed 4,000 new homes will swamp the existing rural area. The ecology of the area will be completely destroyed. The development is on or adjacent to the flood plain of the River Chelmer and will cause damage to capacity for flood alleviation and the flora and fauna of this sensitive area.	Comment noted. The comments relating to Option E: New Settlement are noted and will be taken into account by the Council. Option E has been assessed in the IIA Report and the assessment has considered the effects of the option in terms of (inter alia) biodiversity and flood risk.
1326541	Mr Paul Roberts	There seems a presumption that providing land for business creates additional jobs for the region. Second, there seems a presumption that a garden community such as in Option E would create jobs that would all be filled by residents of that community.	Comment noted. There is no explicit assumption that the allocation of land for business will create additional jobs or be filled by local residents. Whilst cross-border commuter flows are inevitable (particularly given Chelmsford's location in relation to London), the wider intention is to seek greater self-containment within the City Area in employment provision and opportunities, enhance skill levels, increase income levels and reduce the need to travel.
636292	Mrs Tory Melhuish Clerk to Galleywood Parish Council	Non-Technical Summary and Section 5 The Parish Council is disappointed that the document has identified possible negative effects but there are no policies provided to mitigate these effects (i.e. biodiversity, air quality, water, flood risk, climate change and waste and resource use).	Comment noted. The purpose of the IIA is to identify the likely significant effects of the Local Plan Review and to recommend measures to mitigate adverse effects and enhance positive effects including in respect of (<i>inter alia</i>) biodiversity, air quality, water, flood risk, climate change and waste and resource use. The IIA does not contain proposed policies itself.

Ref	Consultee	Consultee Response Summary	Response/Action
			It is anticipated that proposed draft planning policies relating to these matters will be developed as part of the next stage of the Local Plan Review, informed by the recommendations of the IIA Report. The proposed policies will be subject to further IIA and consultation.
1326297	Dr Sue Baker	No comments.	N/A
307959	Mr and Mrs Andrew Parker	<p>Spatial Approaches Option D (Development along transport corridors) would be equal to Option A (Growing the Existing Strategy), if the villages of Howe Green and Rettendon Common were to be removed from this approach.</p>	<p>Comment noted.</p> <p>The spatial approaches presented are reasonable and distinct alternatives. Section 5.5 presents the comparative analysis of the spatial approaches and identifies differentiators relating to air quality, economic development and sustainable living & revitalisation. The full analysis is presented in Appendix C.</p> <p>As part of the development of the most appropriate spatial approach the Council will take into account the analysis of the qualities of individual approaches as well as potential combinations (in whole or in part), including the current spatial strategy. The preferred spatial strategy will be subject to IIA.</p>
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 3.10 The 10 Year Plan now covers the period 2022 – 2031, and will be used to inform the ‘Future Scenario Assessment’ of the Preferred Option in early 2023. This is referenced with regard to Table 3.10 and Key Sustainability Issues (page 53),	<p>Table 3.10 The 10 Year Plan The revised dates (2022-2031) will be amended in the future iteration of the IIA.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 3.19 Key Sustainability Issues Identified – Cultural Heritage ... to be consistent with NPPF, paragraph 194 reference should also be made to the contribution made by their setting. It should read: “The need to avoid harm to designated heritage assets and the contribution made by their setting”. This does not appear to have been implemented as suggested.	Table 3.19 Cultural Heritage Disagree. Table 3.19 contains the sustainability issue: <i>“The need to protect and where appropriate enhance Chelmsford City Area’s cultural heritage assets and their settings.”</i>
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 3.19 Key Sustainability Issues Identified – Cultural Heritage - in responding to the Scoping consultation ECC welcomed reference to non-designated heritage assets in Key Sustainability Issue 3. However, ECC recommended it should be amended to state: “The need to recognise the value of non-designated heritage assets and protect where appropriate enhance these where possible. Such sites should be retained in situ, where possible or subject to an appropriate programme of investigation, recording and reporting prior to development commencing”. This does not appear to have been implemented as suggested.	Table 3.19 Cultural Heritage Table 3.19 contains the sustainability issue: <i>“The need to recognise the value of non-designated heritage assets and protect and where appropriate enhance these where possible.”</i> The additional text is inappropriate to the context of the table.
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Table 4.1 The Assessment Framework – Biodiversity and Geodiversity – Guide Question 8 – in responding to the Scoping consultation ECC recommended that reference should be made to biodiversity net gain being required to be provided across the whole of the administrative area, and not just the City urban area. (i.e. remove ‘across the city’ from the question). This does not appear to have been implemented as suggested	Table 4.1 The reference to ‘City’ under Biodiversity and Geodiversity (Guide Question 8) is intended to refer to the City Area as a whole. This will be amended to reference biodiversity net gain across the whole administrative area of Chelmsford City Council (the City Area) rather than just the City itself. Reference to Biodiversity Net Gain was included as part of Appendix D Definitions of Significance in the updated Scoping Report.
311148	Mr Kevin Fraser	Table 4.1 The Assessment Framework – Sustainable Living and Revitalisation – Guide Question 8 – in	Table 4.1

Ref	Consultee	Consultee Response Summary	Response/Action
	Principal Planning Officer (Spatial Planning) Essex County Council	responding to the Scoping consultation ECC recommended reference should be made to 'early years and childcare' for clarity. ECC recommend reference should also be made to access to schools being provided via safe and direct walking and cycling routes. It should read: "Will it increase access to schools via safe and direct walking and cycling routes, early years and childcare and colleges?" This does not appear to have been implemented as suggested.	Sustainable Living & Revitalisation (Guide Question 8) will be amended to read " <i>Will it increase access to schools, early years childcare and colleges via safe and direct walking and cycling routes?</i> " This matter was attended to in the updated Scoping Report (Appendix D Definitions of Significance) which includes the suggested criterion. The Definitions of Significance at Appendix E will be updated accordingly.
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Appendix E Definitions of Significance – Sustainable Living and Revitalisation – Illustrative Guidance ⁴ – in responding to the Scoping consultation ECC recommended that primary and secondary schools should be separated out from the other key services. A specific criteria should be included for primary and secondary education, as recommended in the EDG, whereby any residential area should be no further than 600 metres walking distance from a primary school and 1500 metres for secondary school. This does not appear to have been implemented as suggested.	Appendix E - Definitions of Significance Sustainable Living & Revitalisation The updated Scoping Report (Appendix E Site Appraisal Criteria) includes the following criterion, as suggested by ECC: " <i>Within 800m walking distance of all services (600m for primary schools and 1,500m for secondary schools) and/or the City Centre/South Woodham Ferrers town centre.</i> ". The Definitions of Significance at Appendix E will be updated accordingly.
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Appendix E Definitions of Significance – Air – Illustrative Guidance – in responding to the Scoping consultation ECC noted that the Guide Question should make reference to the need to improve air quality, particularly in the Army & Navy and the Maldon Road, Danbury Air Quality Management Areas (AQMAs) and this is referenced. However, the illustrative guidance only makes reference to the Army and Navy AQMA. Reference should also be made to Maldon Road, Danbury. This does not appear to have been implemented as suggested	Appendix E - Definitions of Significance Air The Guide Question was amended to include reference to the Maldon Road AQMA. The Illustrative Guidance will be amended to include reference to the Maldon Road AQMA as part of the Preferred Options IIA.

Ref	Consultee	Consultee Response Summary	Response/Action
311148	Mr Kevin Fraser Principal Planning Officer (Spatial Planning) Essex County Council	Appendix E Definitions of Significance – Waste and Natural Resources – Guide Question 5 – in responding to the Scoping consultation ECC recommended that the ‘Assessment Criteria’ covers not simply MSAs but also Mineral Consultation Areas and Waste Consultation Areas, as required by Policy S8 – Safeguarding mineral resources and mineral reserves (MLP) and Policy S2 – Safeguarding Waste Management Sites and Infrastructure (WLP). ECC suggested it should read: “Development in Minerals Safeguarding Areas; Mineral Consultation Areas and Waste Consultation Areas”. This does not appear to have been implemented as suggested. It is noted that the Strategic Housing and Economic Land Availability Assessment (SHELAA) ‘Suitability Criteria’ makes reference to ‘Site is not within an identified Minerals or Waste Site nor a Minerals or Waste Safeguarding or Consultation Area’, and for consistency this should be referenced within the IIA, Appraisal Criteria.	Appendix E - Definitions of Significance Sustainable Living & Revitalisation The updated Scoping Report (Appendix D Definitions of Significance) includes the following criterion, as suggested by ECC: “Will it result in development within a Minerals Safeguarding Area, Mineral Consultation Area or Waste Consultation Area?” The Definitions of Significance at Appendix E will be updated accordingly.
1329361	Mr Graham Boddington	Strong objection to the proposed building of what is effectively a new town of 4,000 houses at the Hammonds Farm site.	Comment noted. This comment principally relates to the Local Plan Review as opposed to the IIA. Comments relating to Option E: New Settlement are noted and will be taken into account by the Council when preparing the Preferred Options Consultation Document.
1329368	Mr Mark Baister Historic Environment Consultant Place Services Historic Environment Team	Additional paragraph required detailing the role of the Essex Historic Environment Record (HER).	Agreed. The Essex HER will be referenced in future iterations of the IIA.
1155857	Mr Pat Abbott	Water Abstraction – recommends that	Water Abstraction

Ref	Consultee	Consultee Response Summary	Response/Action
	Planning Advisor Environment Agency	<p>proposed development considers water resources as a key issue and the council recognises the damage of long term increases in abstraction due to growth.</p> <p>Water Quality Assessment and mitigation of risks associated with wastewater is required.</p> <p>Ecology Support for the proposed Biodiversity Net Gain (BNG) policy commitment</p> <p>Flood Risk Recommend re-drafting para on p.41 which recognises the damage of long-term increases in abstraction due to growth.</p> <p>Note: this comment refers to the I&O Consultation Document and not the IIA</p>	<p>The IIA Report recognises the potential environmental effects associated with increased abstraction related to population and economic growth in both the baseline analysis presented in Section 3, the HRA in Section 6 and in the assessment of IIA Objective 8 Water: To conserve and enhance water quality and resources.</p> <p>Housing growth and non-household industrial growth estimates are embedded in local government plans across the Water Resources East region, according to the Draft Regional Plan. Feedback on the emerging plan has requested evidence around the certainty and deliverability of the demand management measures proposed, particularly behavioural changes, and in relation to housing growth options. This evidence will assist the preparation of local plans to support resource-efficient new developments.</p> <p>Water Quality The IIA Scoping Report sets out guide questions (Appendix D) and site appraisal criteria (Appendix E) which identify how policies and proposals are to be scrutinised against the topics of: Biodiversity (Objective 1), Water Resources (Objective 8) and Waste & Natural Resources (Objective 12)</p> <p>Ecology Support for the proposed BNG policy commitment is noted.</p> <p>Flood Risk Redrafting comment noted. In future iterations of the IIA, text relating to the damage of long-term increases in abstraction due to growth will be amended in accordance</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			with changes to text in the Local Plan Review. Proposed wording <i>“Ensure development adapts to minimise adverse impacts that create climate and ecological change, including avoiding areas of flood risk (now or in the future) wherever possible, managing surface water run-off and reducing carbon emissions.”</i>
1270312	Joel Merris Vistry Group	Appendix B Protecting Green Belt land B48, App D Key Settlement Characteristics, para 3.2.4 and para 3.8.11 Considers that the lack of a Partial Green Belt Review to consider site boundaries on the edges of Chelmsford will result in sites that are less sustainable outside of the Green Belt.	Comment noted. A partial Green Belt Review has not been completed as part of the Local Plan Review, reflecting the spatial principle of Protecting the Green Belt. The IIA considers spatial approaches which have been prepared as part of taking into account the agreed Green Belt spatial principle.
1249937	Consultations Team Natural England	Table 4.1 support in relation to Biodiversity Net Gain (BNG) and Suitable Alternative Natural Greenspace (SANG) advice.	Comment noted.
1330236	Mr David Bolton Bolton, S&D	Supports the IIA in identifying and meeting the housing needs of the Chelmsford City Area and deliver decent homes as an assessment objective (Objective 2), and also to reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth as an objective (Objective 6). “This will ensure the spatial principles, priorities and strategy will be assessed against this context helping to inform the most appropriate and sustainable plan.” Identified significant negative sustainability effects relating to Objective 7 (land use), along with a series of mixed,	The IIA tests the performance of the spatial approaches at a necessarily high level, using recognised indicators and associated assessment questions. Conclusions appropriate to this stage of plan preparation, of which the IIA is only one part, will be consequently drawn. The Issues and Options Consultation Document does not contain site allocations. It is anticipated that the Preferred Options Consultation Document will include proposed site allocations and these (alongside reasonable alternatives) will be assessed as part of the IIA process in due course. The employment land requirement and broad distribution of growth has been assessed as part of the IIA process.

Ref	Consultee	Consultee Response Summary	Response/Action
		<p>minor negative and uncertain effects relating to several the assessment objectives.</p> <p>Until specific locations and site allocations are identified within the Local Plan, with proposed quantum, densities, and scales it is perhaps premature to assess the Housing Requirement as having negatively or mixed effects until this level of detail is better understood.</p>	<p>Following selection of a preferred strategy, site options will be assessed as part of the next IIA Report. This approach is appropriate and commensurate with the development of the Local Plan Review.</p>
1329438	Chris Buckenham	Disagrees with elements of scoring: argue that building on greenfield land isn't inherently negative. Disagree with negative scoring against objectives 1, 6, 8, 9, 11, 13 and 14 for Spatial Approach C. Scoring system for sustainable accessibility could be more reflective of individual settlements.	Disagree. Greenfield land is a finite resource and the likely loss of land of a scale indicated by the quantum of housing growth to be provided over the plan period is considered to be significant. Nevertheless, this is balanced against the beneficial effects identified in respect of housing and service provision, meeting local and sub-regional housing needs, particularly in the provision of affordable housing.
1330351	Pigeon (Sandon) Ltd	3.4, 4.2, 5.4, Table 5.5, 5.8 Support but detail on sites required.	<p>Comment noted. Support for the key sustainability issues regarding the economy is welcomed.</p> <p>Based on the Employment Land Requirement, and as the Local Plan Review develops, future iterations of the IIA will consider site-specific qualities in greater detail.</p>
1329432	The Bucknell Family	Support for the IIA recognising the need to deliver a range of employment sites to support economic growth, and to ensure a flexible supply of land for employment development as key sustainability issues Support for the recognition of the need to reduce out-commuting by creating a stronger employment market within the Chelmsford area and the value of alternative modes of transport such as park and ride sites as key transport and accessibility sustainability issues.	<p>Support noted.</p> <p>The Issues and Options Consultation Document does not contain site allocations. It is anticipated that the Preferred Options Consultation Document will include proposed site allocations and these (alongside reasonable alternatives) will be assessed as part of the IIA process in due course. The employment land requirement and broad distribution of growth has been assessed as part of the IIA process.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
		Section 5.4 - question scoring in the absence of detail. <i>“No details have been provided within the I&O document on proposed locations of employment growth, distribution or site allocations and therefore one queries how the IIA can undertake a robust assessment of the Employment Land Requirement against the Assessment Objectives.”</i>	<p>Following selection of a preferred strategy, site options will be assessed as part of the next IIA Report. This approach is appropriate and commensurate with the development of the Local Plan Review.</p> <p>As the Local Plan Review develops, future iterations of the IIA will how consider employment needs can be met through site allocations, as well as further guidance on employment and spatial strategy, including the location of any employment land.</p>
1330405	Cliffords Group and Mr Mark Peters	Question whether the housing requirement would result in a significant negative sustainability effect on Objective 7 (Land Use) as a result of the use of greenfield land.	<p>Comment noted. Greenfield land is a finite resource and the likely loss of land of a scale indicated by the quantum of housing growth to be provided over the plan period is considered to be significant. Nevertheless, this is balanced against the beneficial effects identified in respect of housing and service provision, meeting local and sub-regional housing needs, particularly in the provision of affordable housing.</p> <p>No change is proposed.</p>
1326424	Obsidian Strategic Asset Management Ltd	Scoring of elements of Approaches A – E questioned as generalisations, which do not accord with locally-specific contexts.	<p>Disagree.</p> <p>The Methodology was consulted upon and has been updated in response to the comments received. The updated methodology has been applied in the assessment of the options. It is considered that the assessments have taken into account the local socio-economic and environmental baseline.</p> <p>The scoring applied to the options in the IIA Report reflects a balance between a wide range of issues, and the consequent professional judgement as to the overall performance of the option in respect of specific IIA</p>

Ref	Consultee	Consultee Response Summary	Response/Action
1329447	Mr Alexander Micklem	Response expresses support for the IIA but states that “as detailed within this Representation, no details have been provided within the I&O document on proposed locations of employment growth, distribution or site allocations and therefore one queries how the IIA can undertake a robust assessment of the Employment Land Requirement against the Assessment Objectives.”	<p>Objectives, in this case: Objective 3: Economy, skills and employment and for Objective 6: Transport.</p> <p>The resultant scores take into account: the need to balance various factors is cited in the analysis of Appendix G, which identifies the role of Chelmsford as a sub-regional economic centre, the proximity of and transport links to London, the role of existing and potential housing growth, and the cross-boundary flows associated with employment centres and workers. These factors are set against the desire and need to pursue a more sustainable development path which includes, <i>inter alia</i>, seeking to reduce commuting distances, enhancing the quality of employment opportunities, modal shift in transport use and greater economic and service self-containment as a community.</p> <p>No change is proposed.</p> <p>Comment noted. This comment principally relates to the Local Plan Review as opposed to the IIA.</p> <p>The Issues and Options Consultation Document does not contain site allocations. It is anticipated that the Preferred Options Consultation Document will include proposed site allocations and these (alongside reasonable alternatives) will be assessed as part of the IIA process in due course. The employment land requirement and broad distribution of growth has been assessed as part of the IIA process. Following selection of a preferred strategy, site options will be assessed as part of the next IIA Report. This approach is appropriate and commensurate with the development of the Local Plan Review.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Biodiversity & Geodiversity considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered by the Council to be a reasonable alternative for site allocation, the site will be assessed as part of IIA of the forthcoming Preferred Options Consultation Document.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Housing considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Economy, Skills & Employment considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Sustainable Living & Revitalisation considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Health & Well-Being considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Transport considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) is noted. and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Land Use & Soils considerations.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) is noted.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Water considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
			Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Flood Risk considerations.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) is noted.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Air considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Waste & Natural Resources considerations. Suggested enhanced score for Spatial Approach E.	<p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Cultural Heritage considerations. Suggested enhanced score for Spatial Approach E.	The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E)

Ref	Consultee	Consultee Response Summary	Response/Action
872955	Grosvenor Property UK and Hammonds Estates LLP	Hammonds Farm masterplan qualities in respect of Landscape & Townscape considerations. Suggested enhanced score for Spatial Approach E.	<p>and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p> <p>The detail submitted in respect of the qualities of land to the south and east of the A12 (i.e. Spatial Approach E) and the suggested enhanced score is noted but disagreed with for the reasons set out in Appendix G.</p> <p>Should land at Hammonds Farm be considered to be a reasonable option for site allocation, this will be assessed against the IIA framework, along with other potential sites.</p>

Chelmsford Local Plan Review: Preferred Options Consultation Document

CHELMSFORD LOCAL PLAN REVIEW: PREFERRED OPTIONS CONSULTATION DOCUMENT

Chelmsford City Council (the Council) is currently preparing the Chelmsford Local Plan Review (the 'Local Plan Review'). Once adopted, the Local Plan Review will replace the Adopted Local Plan (Chelmsford Local Plan 2013-2036)¹³¹, setting out how much new development will be accommodated in the Council's administrative area (the 'City Area') to 2041, along with where this growth will be located. The Local Plan Review will also establish the policy framework for managing development proposals, containing planning policies which support the proposed vision: *"Guiding Chelmsford's growth towards a greener, fairer and more connected community."*

The second stage in the development of the Local Plan Review was the publication of the Chelmsford Local Plan Preferred Options Consultation Document¹³² that was consulted on between 8th May 2024 and 19th June 2024. An Integrated Impact Appraisal (IIA) Report¹³³, which included a Habitats Regulations Assessment was prepared to accompany the Preferred Options Consultation document.

The consultation responses made to the Preferred Options IIA Report are set out in this report.

THE INTEGRATED IMPACT APPRAISAL REPORT

The Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan Review¹³⁴. IIA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan Review are identified, described and appraised and also incorporates a process set out under UK regulations¹³⁵ called Strategic Environmental Assessment (SEA). The SEA requires that environmental considerations are embedded into the development of plans and programmes such as local plans. IIA brings together SA and SEA, as well as Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA) within a single document. The HIA and EqIA are bespoke assessments designed to specifically address health and equalities matters in order to meet legislative requirements.

¹³¹ <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/adopted-local-plan/www.chelmsford.gov.uk/media/jxuccf4z/preferred-options-local-plan-consultation-document.pdf>
www.chelmsford.gov.uk/media/hjjhwwgg/preferred-options-integrated-impact-assessment.pdf

¹³⁴ The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

¹³⁵ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

HABITATS REGULATIONS ASSESSMENT REPORT

The Conservation of Habitats and Species Regulations 2010 (as amended) requires local authorities to assess the potential impacts of land use plans on the Natura 2000 network of European protected sites to determine whether there will be any likely significant effects as a result of the plan's implementation. This process is known as Habitats Regulations Assessment (HRA). As part of the IIA, the HRA (**Appendix N**) provides a preliminary conclusion on the likely effects of the Review of the Adopted Local Plan, based on the spatial approaches contained in the Preferred Options Consultation Document. The HRA concludes that:

In summary, none of the Preferred Options allocations will have significant effects alone due to their small size, the habitats affected, the absence of impact pathways, and their distance from the nearest European sites, with the possible exception of the following:

- One allocation within 500m of a European site (Land North of South Woodham Ferrers).
- Allocations that may affect 'functionally linked land' (FLL) associated with some sites.
- The vast majority of the planning policies contained in the Preferred Options Consultation Document are categorised as 'no effect' or 'no significant effect' policies. However, the following policies are explored further through appropriate assessment: S6 Housing and Employment Requirements; S7 The Spatial Strategy; and site allocation policies.

THIS FEEDBACK REPORT

This report provides a record of the responses provided to the IIA Report and associated HRA. The responses will be taken into account by the Council in preparing the next stage of the Local Plan Review and undertaking the IIA and associated HRA.

CONSULTATION REVIEW

RESPONSES

A total of 49 respondents provided comments on the Preferred Options Consultation Document IIA Report. **Table 2.1** provides a breakdown of the type and number of respondents.

Table 2.1 Type and Number of Respondents

Type of Respondent	Number of Respondents*
Parish/Town Councils or adjoining Local Authorities	3
Developers or Representatives	35
Other Agencies and Authorities	4
Members of the Public	7

SCHEDULE OF RESPONSES TO THE INTEGRATED IMPACT ASSESSMENT REPORT

MAIN ISSUES RAISED

The main issues raised by respondents with regard to the IIA Report and associated HRA Assessment are:

- Support for the IIA and its analysis.
- Objections to specific proposed strategic site allocations in respect of key sustainability criteria.
- Lack of justification for the proposed allocations, particularly in respect of the use of evidence.
- Specific site-related constraints which invalidate the choice of a specific site.
- Questioning the scoring by the IIA for specific indicators and how mitigation measures will be applied.

- The presence of alternative spatial options which are deemed more sustainable, consequently invalidating the choice of preferred allocations.
- Lack of a comprehensive Green Belt review undermining the IIA because a full range of alternative strategic options have not been presented.
- Lack of consideration of the availability and capacity of community infrastructure.
- Uncertainties recorded by the IIA undermining the overall analysis and conclusions on site sustainability.
- Failure to present and appraise a sufficient range of reasonable alternatives and/or specific alternative sites and site options not considered.
- The need to ensure that appropriate green infrastructure standards are applied as part of site development.
- The need for HRA-related matters to be fully reflected in plan policies.
- The need to include an Executive Summary in the HRA.
- No specific comments were made on either the HIA or the EqIA.

Table 2.2 sets out a schedule of the responses received to the IIA Report and the response/action to the points being made.

Table 2.2 Consultation Response Summary

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA1	Patricia Stewart	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	<p>Concerned that the proposal to develop Hammonds Farm involves significant loss of an extremely rural area which has no infrastructure suitable for an estate of homes.</p> <p>A substantial new road will cross the designated Chelmer and Blackwater conservation area.</p> <p>The traffic implications both for the A12 and for local roads are significant with no properly developed proposals for effective mitigation.</p> <p>Loss of quality agricultural land which should be preserved and used for farming.</p> <p>Suggests that the necessary land can be allocated at North East Chelmsford and on brownfield sites without need to breach the current eastern limit of Chelmsford's development.</p>	<p>Objection to the Preferred Option at Hammonds Farm is noted.</p> <p>The IIA Report assessed the option across a range of criteria, including loss of greenfield land and potential traffic implications.</p> <p>The logic of the relationship between the options presented in the Issues and Options Document and that presented in the Preferred Options Consultation Document is explained in the latter document, reflecting the availability of additional evidence base work and the consideration of the mix of spatial options which can meet housing and employment requirements.</p> <p>No change to the IIA.</p>
POIIA2	Mandy Hessing	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	<p>Concerned that flood risk issues at the Hammonds Farm site will be exacerbated by climate change and the proposed development, with no evidence that these matters were taken into account before selecting the preferred option.</p> <p>Concerned that increased traffic will cause congestion in surrounding areas and that local infrastructure will be strained.</p>	<p>Objection to the Preferred Option at Hammonds Farm is noted.</p> <p>Matters associated with potential flood risk and traffic congestion are noted in the IIA, based on technical evidence available at the time of assessment and to be subject to further detailed scrutiny. Flood risk and traffic issues are identified in the IIA as matters of concern. Flood Risk is recorded as a Significant Negative/Uncertain reflecting proximity to a water course and presence of Flood Zones 2 and 3. However, the policy requires the use of flood mitigation measures which should help to minimise flood risk. No significant effects are therefore anticipated.</p>

Reference	Consultee	Relevant paragraph/ table/figure/ appendix	Consultee Response Summary	Response/Action
				<p>Transport is recorded as a Significant Positive/Minor Negative, reflecting traffic generation but the requirement of the site-specific policy is for measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network (supported by a traffic management strategy).</p> <p>The Council's assessment of the proposed allocation states: <i>"The site will accommodate a new Garden Community for housing and employment development, a country park, areas for SUDS, biodiversity and recreation, and provide active and sustainable modes of transport to key destinations. Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by providing a mixed and balanced new self-contained community. Supported by the Plan evidence base e.g. Heritage Assessment 2024. There are no overriding constraints that would hinder the delivery of the site which will significantly contribute to housing and employment supply. It is viable and available with no overriding physical constraints to bringing forward the allocation in this location."</i></p> <p>No change to the IIA.</p>
POIIA3	Keith Ferguson	Section 5.5	<p>Registers a strong opposition to the proposed allocation at Hammonds Farm on the basis that viable alternatives have not been properly analysed.</p> <p>Suggests that past approaches presented envisaged delivery on large sites at Beaulieu and elsewhere along with brownfield sites and that there has been no justification for the need to look beyond these sites.</p>	<p>The objection to the proposed allocation at Hammonds Farm is noted. Throughout the plan preparation process, the identified housing need and the various site options which could meet that need have been clearly presented and subject to appraisal through the IIA.</p> <p>The greenfield land requirement has increased in line with the recalculation of the housing requirement and the combination of sites which can meet this requirement. Alternative sites of a similar capacity were not identified.</p> <p>No change to the IIA.</p>
POIIA4	Alan Brunning	South Woodham Ferrers	<p>Suggests that the traffic modelling associated with proposed developments at South Woodham Ferrers has not been sufficiently updated and new traffic surveys are required.</p>	<p>This is a detailed highways related matter to be dealt with through the Local Plan evidence base.</p> <p>No change to the IIA.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA5	Andrew Stewart	Growth Site Policy 11c Land West of Barbrook Way	Notes a property as being in a flood risk area (Bicknacre Brook) with concerns that there are no plans to upgrade a local pumping station. Concerned that additional development will exacerbate surface flooding and drainage issues.	This is a matter for detailed consideration in respect of site-level Flood Risk Assessment. No change to the IIA.
POIIA7	Pigeon (Sandon) Ltd	Section 5.4 Table 5.3 Paragraph 5.4.5 Paragraph 5.4.6 Section 5.5 Paragraph 5.5.4 Paragraph 5.5.17	Disagrees with the IIA Scoring of land adjacent to the A12 Junction 18 against a range of criteria. Suggests that negative impacts can be mitigated through the implementation of Development Management policies and as such should be recorded as being positive. By contrast the positive effects recorded against various indicators are supported.	Support for the overall conclusions of the IIA on Land adjacent to A12, Junction 18 is noted. The assessments are made in respect of specific aspects of the site option (biodiversity, transport, air quality, climate change and waste and natural resources and new infrastructure requirements) in light of available evidence, and the requirements of Development Management Policies which will implement mitigation in response to the detailed plans submitted by site proposers. The role of the IIA is to present an assessment of likely effects and where opportunities exist for their mitigation in light of proposed policies, and consequently enhancement of their overall sustainability performance and in respect of individual measures. Comments on alternative scoring are welcome and will be reviewed as part of the preparation of the Pre-Submission IIA.
POIIA8	Vistry Group	Green Belt	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	Comment noted. A Green Belt Review has not been completed as part of the Local Plan Review, reflecting the spatial principle of Protecting the Green Belt. The IIA considers spatial approaches which have been prepared as part of taking into account the spatial principle of not amending Green Belt boundaries as part of the Local Plan Review. Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>In this context, the IIA has considered reasonable options (i.e. those which have been developed in light of available evidence, spatial planning requirements and plan strategy).</p> <p>No change to the IIA.</p>
POIIA9	Wates Developments and Hammonds Estates LLP	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	<p>Suggests that the Preferred Spatial Strategy is well evidenced in the IIA and that the findings in relation to the proposed East Chelmsford Garden Community are supported and that the proposed Spatial Strategy represents sustainable development and is preferable to the alternatives considered.</p> <p>Scores relating to biodiversity, flood risk, heritage and landscape are disputed, claiming that masterplanning and site preparation mitigate the negative effects identified.</p>	<p>The broad support for the current iteration of the IIA is noted.</p> <p>Comments on alternative scoring are welcome and will be reviewed as part of the preparation of the Pre-Submission IIA.</p>
POIIA10	The Cathedral School	Sites 1a, 1d, 1y, 1z	The provision of services and community infrastructure has not been adequately considered in the context of the proposed development within central Chelmsford.	<p>The provision and capacity of appropriate infrastructure such as educational establishments is a matter for the local education authority in conjunction with the Council to ensure that adequate provision is made as part of new development. Such matters are part of the evidence base, site policies and development management policies.</p> <p>No change to the IIA.</p>
POIIA12	The Danbury Society	Section 4.4	Notes that various uncertainties associated with the preparation of the IIA exist and consequently it is difficult to understand how, with so many uncertainties and unknowns that a decision to	The uncertainties raised are standard topics to be addressed through site design and the application of strategic, site and development management policies, applied to a specific proposal for development. These help to mitigate the likely effects of the development, providing for a more sustainable outcome.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			include a previously unsustainable site as a primary and preferred location for future development has been arrived at. From the IIA it is clear that potential mitigation and enhancement measures are at present unknown.	No change to the IIA.
POIIA13	The Danbury Society	Section 5.5	In considering the objectives the IIA report found that the key likely significant sustainability effects associated with the spatial approaches includes Objective 9 Flood risk; To reduce the risk of flooding to people property taking into account the effects of Climate Change.	Comment noted. The likely effects of climate change are incorporated into strategic and site policies, including suitable headroom and mitigation measures based on current best practice in site and building design, drawing on sources such as the Essex Design Guide. No change to the IIA.
POIIA14	The Danbury Society	Para. 5.5.61	Suggests that reasons for opposing the East Chelmsford Garden Community are being ignored by CCC.	Para 5.5.61 cites consultation responses as part of an open approach. These matters were responded to as part of the Issues and Options consultation report. Subsequently, further technical work has addressed these matters in whole or part. No change to the IIA.
POIIA15	Historic England	Appendix G	Uncertainties have been identified in respect of heritage-related considerations of new sites and it is unclear what evidence has been used. Further detail should be included in subsequent iterations of the IIA.	Heritage Impact Assessments (HIA) are a requirement of detailed site development pertaining to potential archaeological material. Recognised sources have been used to inform the IIA at a high level, for example proximity to protected sites. HIAs for all new sites proposed within the Preferred Options Consultation Document have been undertaken and published alongside the Preferred Options consultation No change to the IIA.
POIIA16	Richborough	Para 5.6.19; Section 10	Objects to the allocation of the East Chelmsford Garden Community on the basis that significant strategic highway works are required to gain access to the site which is consequently a risk to both the timely delivery of the site and the	Objection to the allocation of the proposed East Chelmsford Garden Community is noted. Matters of accessibility are the subject of technical studies, both from the Council and site promoters, which have helped to inform the selection and appraisal of options.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			<p>viability of the site. It is further suggested that there is no evidence to suggest that the required level of infrastructure, services and amenities could feasibly or viably accommodate such a large increase in the number of houses and residents.</p> <p>Considers that in light of range of constraints associated with the East Chelmsford Garden Community site, including flood risk and accessibility, a wider range of locations and site sizes should be considered to meet the requirement, particularly within Growth Area 3.</p>	<p>Throughout the Local Plan Review process, options have been considered on an equal basis to enable comparative performance to be gauged. Uncertainties are acknowledged, including the understanding that further detailed technical work is likely to be required on matters such as flood risk. Statutory bodies (Natural England, the Environment Agency and Historic England) are invited to comment both on the options and on detailed planning applications.</p> <p>No change to the IIA.</p>
POIIA17	Hopkins Homes Ltd		The document does not consider the implications for development viability and deliverability of draft policies S2, DM25 and DM31	<p>Viability and deliverability are not IIA considerations, being covered by the Local Plan Review.</p> <p>No change to the IIA.</p>
POIIA18	Saxtons 4x4	Section 5	Suggests that alternative options to the proposed employment allocations have not been tested.	<p>The Preferred Options Consultation Document proposes a continuation of the existing approach to employment land provision, i.e. a flexible rolling employment land supply across the plan period to 2041 using a combination of existing and new sites to achieve this.</p> <p>Appendix G lists alternative sites which were rejected, whilst the Issues and Options Consultation identified alternative spatial approaches which included employment options. Table 5.11 summarises the reasons for the rejection of alternative sites and site clusters.</p> <p>No change to the IIA.</p>
POIIA19	Saxtons 4x4	Para. 1.4.9	Suggests that additional suitable and available employment sites could increase the employment allocation, better aligning with the spatial strategy. Suggests that the IIA does not seem to test	Appendix G lists alternative sites which were rejected, whilst the Issues and Options Consultation identified alternative spatial approaches which included employment options. Table 5.11 summarises the reasons for the rejection of alternative sites and site clusters.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			alternative options to the employment allocations, or any “extend existing employment areas” options for assessment. Confirmation is sought that this has been undertaken.	No change to the IIA.
POIIA20	Welbeck Strategic Land V Limited	Appendix G	Concern that site options presented for land at Barbrook Way have not been considered by the IIA regarding the location of new residential development, or confirmation regarding the full extent of land to be promoted for consideration. Suggests that there are errors in the assessment of the site against key sustainability objectives which has directly impacted upon the overall scoring for the scheme.	Site options, including scales of development, were considered against SHELAA and IIA criteria. The preferred site allocation is part of the proposed strategy of the Local Plan which identifies Key Service Settlements such as Bicknacre for proportionate growth, meeting the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare. Comments on alternative scoring are noted and will be reviewed as part of the preparation of the Pre-Submission IIA.
POIIA21	Taylor Wimpey	Section 5 West Chelmsford 21SHELAA41	Suggests that the basis for rejecting either of sites at West Chelmsford on the basis of performing less well in sustainability terms than the Warren Farm allocation due to poorer access and connectivity into Chelmsford’s Urban Area is fundamentally flawed because the proposals are additional, and not as an alternative, to the existing allocation	Appendix G states that: <i>“This is adjacent to the allocated site (Location 2) and Area for Future Recreational Use and/or SuDS. When compared to the preferred site, this would result in more isolated development in the Rural Area and have the potential to have greater landscape impacts. Overall, this site is considered to perform less well than the allocated site against the Spatial Strategy and Spatial Principles.”</i> No change to the IIA.
POIIA22	Broomfield Parish Council	Para. 5.6.9	Requests that additional text is presented in the IIA relating to further expansion at Broomfield relating to landscape capacity and sensitivity; the danger of coalescence between settlements; and concerns about primary school capacity.	The evidence cited will be taken into account in the next iteration of the IIA and the suggested text considered for inclusion in light of confirmation of the status of infrastructure enhancements.
POIIA23	Daniel James	Section 5 and Appendix 6	Notes that land north and south of Peverels Farm has not been assessed as a reasonable alternative and these sites, due to its smaller scale	An assessment of the proposed site on land to the north and south of Peverels Farm (SHELAA Reference 21SHELAA60) will be presented in the IIA which accompanies the Pre-Submission Local Plan.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
	Developments		than the wider East Chelmsford Garden Community (CGC) is more than likely to come forward within the Plan period, contributing positively to local housing supply trajectory as part of the CGC.	
POIIA24 and POIIA25	Richard Speakman	Para 5.6.24, Table 5.11	Suggests that draft Policy S7 has limited to no positive effect on transport and accessibility objective and considers there to be an opportunity to create a policy that will contribute to and deliver smaller and more easily deliverable sites that have sustainable accessibility to local services, thus increasing support of existing community facilities and promoting the use of public transport and cycling. Suggests that a site should be included, notwithstanding the content of the Sandon Neighbourhood Plan.	<p>Comments on Policy S7 are noted.</p> <p>Potential allocations at Sandon were explored and discounted for the reasons set out in light of the consideration of technical evidence including the matter of the separation and retention of the physical identity of settlements.</p> <p>No change to the IIA.</p>
POIIA26	Dandara	Appendix G	Disagree with the reasoning of the IIA that a wider site allocation of land at Ford End should be discounted, reflecting the direction of the NPPF at paragraph 70 a) which requires Local Planning Authorities to accommodate 10% of their housing requirements on sites no larger than 1 hectare.	<p>All potential allocations have been assessed on an equal basis. Site options, including scales of development, were considered against SHELAA and IIA criteria. The preferred sites (split across two allocations) are part of the proposed strategy of the Local Plan which identifies service settlements such as Ford End for proportionate growth, meeting the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>No change to the IIA.</p>
POIIA27	David Simmonds	Objectives 13 and 14	Suggests that reference should be made to J A Baker, noting his international cultural importance in respect of the proposed East Chelmsford Garden Community.	<p>Request for reference to J A Baker and his association with the Chelmer Valley is noted. Comments to this effect have not been received from Historic England or Natural England.</p> <p>No change to the IIA.</p>

Reference	Consultee	Relevant paragraph/ table/figure/ appendix	Consultee Response Summary	Response/Action
POIIA28	Vishal Sharma	Appendix G	Suggests that Policy S7 should be amended to help deliver smaller and more easily deliverable sites across the City area.	Comments on Policy S7 are noted. No change to the IIA.
POIIA29	Whirledge & Nott	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	Advocacy for a Green Belt Review is noted. Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected. No change to the IIA.
POIIA30	Whirledge & Nott	Approach C - Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	Advocacy for a Green Belt Review is noted. Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected. No change to the IIA.
POIIA31	Whirledge & Nott	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options. Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. It would also undermine the protection of the Green Belt by national planning policy. This approach has therefore been rejected by the Council.

Reference	Consultee	Relevant paragraph/ table/figure/ appendix	Consultee Response Summary	Response/Action
				No change to the IIA.
POIIA32	Whirledge & Nott	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council’s administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA33	Natural England	Para. 1.7.2	Suggests that there should be clearer reference to policy protection for protected sites, including monitoring of policy implementation. Suggests that the IIA should include indicators relating to the provision of natural greenspace, recommending the use of ANGSt and Green Infrastructure Standards; consider the Essex LNRS and the green infrastructure network; impacts on soils and include measures to avoid/minimise impacts, particularly in areas of best and most versatile agricultural land.	<p>The IIA works in conjunction with the Local Plan to deliver sustainable development, including through the application of site and Development Management policies which contain measures to ensure that proposed development applies appropriate infrastructure standards. The IIA objectives and indicators have been subject to two previous rounds of consultation with statutory consultees.</p> <p>In subsequent iterations of the IIA, clearer reference will be made to policy protection for protected sites, including monitoring of policy implementation.</p> <p>Further refinement of policy recommendations will be made in respect of mitigation measures which should inform the application of policy as part of site development, including the use of Access to Natural Greenspace Standards and Green Infrastructure standards where appropriate. The impact on soils has been considered through the Land Use IIA Objective and significant negative scores provided where greenfield land is proposed for development, recognising the loss of this resource.</p>
POIIA37	Crest Nicholson	Section 5	Disagrees with the discounting of the further expansion of West Chelmsford as part of the proposed spatial strategy.	The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>The Preferred Options Consultation Document presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>No change to the IIA.</p>
POIIA38	Essex County Council	Para. 6.1.9	Support for the conclusions of the IIA which notes that alternative approaches to the proposed Spatial Strategy are considered to perform less well than the preferred Spatial Strategy when considered against national planning policy, an analysis of the Issues and Options consultation responses, the Issues and Options IIA Report, the Local Plan Vision and Spatial Principles, Settlement Hierarchy, environmental constraints, the availability and viability of land for development and discussions with key stakeholders.	<p>Support noted.</p> <p>No change to the IIA.</p>
POIIA39	Croudace Homes	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA40	Croudace Homes	Approach C – Exploring a wider area	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable	The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			development. The IIA is deficient in not considering these reasonable alternatives.	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected</p> <p>No change to the IIA.</p>
POIIA41	Croudace Homes	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected</p> <p>No change to the IIA.</p>
POIIA42	Croudace Homes	Approach C – Exploring a wider strategy	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA43	Higgins Group	Green Belt	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable	The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. This includes reasonable alternatives in the form of spatial, site and policy options.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
			development. The IIA is deficient in not considering these reasonable alternatives.	<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA44	Dandara Eastern	Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	Disagrees with the proposed allocation of land at East Chelmsford on the basis of unproven sustainable travel options and the existence of more sustainable sites such as at South Woodham Ferrers which can deliver development in a more timely fashion. Notes that in previous iterations of the IIA, the new settlement option scored worst in both in terms of the integrated impact assessment and in light of highways evidence.	<p>The objection to the proposed allocation at East Chelmsford is noted.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The discounting of options at an early stage based on available evidence is a Council-led process.</p> <p>The Preferred Options Local Plan presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>The challenges presented in respect of the evidence base are noted, particularly in respect of physical separation and opportunities for modal shift. The development is intended to be planned as a garden community with a degree of self-containment and measures to promote modal shift are integral to this. It is the role of strategic, site and development management policies to secure these measures as part of site development.</p> <p>Questioning of housing delivering rates, particularly in comparison to potentially competing sites, is noted. This is a matter for detailed phasing and delivery agreements between the Council and the site developer/promoter.</p> <p>Challenges to and defence of the credibility of the evidence base which supports a development is part of the Local Plan Examination in Public.</p> <p>No change to the IIA.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA45	Tritton Farming Partnership LLP	Appendix G	Suggests that proposed development at Chatham Green should be considered as a reasonable alternative and, moreover, complementary to the proposed East Chelmsford Garden Community at Hammonds Farm.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. This includes reasonable alternatives in the form of spatial, site and policy options.</p> <p>The Preferred Option Consultation Document presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>Alternative spatial strategies were considered at the Issues and Options stage of the Local Plan Review, including growth along transport corridors such as that at Chatham Green. The approach has not been taken forward as part of the spatial strategy. Specifically, land at Chatham Green was rejected due to its relative isolation from existing services and facilities which would lead to higher reliance on the use of the private car, landscape capacity and sensitivity concerns and capacity limits at the wastewater recycling facilities serving the area.</p> <p>An assessment of the proposed site on land at Chatham Green will be presented in the IIA which accompanies the Pre-Submission Local Plan.</p>
POIIA46	Obsidian Strategic Asset Management Ltd	Approach A, Approach C & Assessment Objective 6	Disagrees with the reasoning presented to support the rejection of Broomfield as a location of for growth on the basis of employment transport considerations.	<p>The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. Sites which are not considered as part of this process have failed to meet the selection criteria applied.</p> <p>It is agreed that a correction to the Approach A score and narrative (Appendix K, page 760) is required and will be attended to as part of the next iteration of the IIA.</p>
POIIA47	Hill Residential Ltd	para 5.5.19, table 5.7, para 5.5.82-5.5.85, Appendix D, Page 405, Appendix K	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives for spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA48	Cliffords Group Ltd	Appendix F	Notes that land south of Wheelers Hill, Little Waltham should be included as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>
POIIA49	Cliffords Group Ltd	Appendix F	Notes that land east of Back Lane, Little Waltham should be included as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>
POIIA50	Cliffords Group Ltd	Appendix F	Notes that land at Essex Regiment Way should be included as a reasonable alternative.	An assessment of the proposed site at Essex Regiment Way (SHELAA Reference: CFS94) will be presented in the IIA which accompanies the Pre-Submission Local Plan.
POIIA51	Cliffords Group Ltd	Appendix F	Considers that a site at Back Lane, Little Waltham has not been assessed as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA52	Cliffords Group Ltd	Appendix F	Notes that land at Campion Farm should be included as a reasonable alternative.	<p>Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted.</p> <p>No change to the IIA.</p>
POIIA53	Gladman Developments Ltd	Reasonable Alternatives	Suggests that a Green Belt Review is required to ensure that sites within the Green Belt can be included which would provide sustainable development. The IIA is deficient in not considering these reasonable alternatives.	<p>The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options.</p> <p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>The purpose of the IIA is to appraise the Local Plan as proposed at each stage of its evolution, including the reasonable options presented therein. The IIA is not tasked with appraising all alternative options, of which there are many combinations. The Preferred Options Consultation Document presents a range of sites at various spatial scales which are considered to be capable of meeting the identified development requirements.</p> <p>No change to the IIA.</p>
POIIA54	Cliffords	Section 5 and Appendix 6	Notes that land at Campion Farm should be included as a reasonable alternative.	An assessment of the proposed site at Campion Farm (SHELAA Reference: CFS211) will be presented in the IIA which accompanies the Pre-Submission Local Plan.
POIIA55	A.G. & P.W.H Speakman	Section 5 and Appendix 6	Questions the robustness of the IIA on the basis that Land at Anchor Field has not been assessed as a reasonable alternative site.	The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. Sites which are not considered as part of this process have failed to meet the selection criteria applied.

Reference	Consultee	Relevant paragraph/ table/figure/ appendix	Consultee Response Summary	Response/Action
				No change to the IIA.
POIIA56	Van Diemans Property Company	Land at Silver Ash, Cranham Road, Little Waltham	Notes that land at Silver Ash has not been assessed as a reasonable alternative.	An assessment of the proposed site on land at Silver Ash, Little Waltham (SHELAA Reference: 21SHELAA83) will be presented in the IIA which accompanies the Pre-Submission Local Plan.
POIIA57	Miscoe Enterprises Ltd	Section 5 and Appendix 6	Notes that land to the rear of Broomfield Library has not been assessed as a reasonable alternative.	Changes to the Green Wedge boundaries have been discounted as sufficient and suitable land is available outside the Green Wedge to meet the area's development needs in a sustainable way. This approach has therefore been discounted. No change to the IIA.
POIIA58	The Bucknell Family	Appendix F	Notes that land at Regiment Park, Little Waltham should be included as a reasonable alternative.	The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. Sites which are not considered as part of this process have failed to meet the selection criteria applied. No change to the IIA.
POIIA59	CJH Farming Ltd	Section 5	Considers that a number of the scores in the IIA (biodiversity, transport, air quality, climate change and waste and natural resources) relating to the proposed development at Little Boyton Hall Farm are incorrect and that negative impacts will be mitigated through the application of Development Management policies.	The assessments are made in respect of specific aspects of the site option (biodiversity, transport, air quality, climate change and waste and natural resources and new infrastructure requirements) in light of available evidence, and the requirements of Development Management Policies, which will implement mitigation in response to the detailed plans submitted by site proposers.

Reference	Consultee	Relevant paragraph/ table/figure/ appendix	Consultee Response Summary	Response/Action
POIIA60	Basildon Council	Whole document	Notes that there will be no significant negative cumulative effects arising from the interaction between the Preferred Options Consultation Document and surrounding local authorities policies, including the emerging Basildon Local Plan.	<p>Accordance of the analysis of the IIA with the emerging Basildon Plan is acknowledged.</p> <p>No change to the IIA.</p>
POIIA61	Environment Agency	Appendix B; Section 3	Recommendations for policy changes in respect of: Flood Risk, Ecology, Water Resources and Quality, Sustainable Drainage Systems, Land Contamination and Waste Management	<p>The text relates to the Preferred Options Consultation Document and does not reference the IIA.</p> <p>No change to the IIA.</p>
POIIA62	This Land	Section 5 Strategic Growth Site Policy 16a – East Chelmsford Garden Community (Hammonds Farm)	Suggests that the site is not in a sustainable location and delivery of the level of development proposed is questionable, therefore it is considered that there is insufficient evidence to demonstrate that the site is suitable for an allocation of this magnitude and therefore should not be included as a site allocation within the forthcoming Local Plan. Growth should be directed towards highly sustainable locations already well served by existing and planned for infrastructure.	<p>Objection to Hammonds Farm is noted.</p> <p>The IIA has assessed those sites which are considered to be reasonable options, including the identification of reasonable alternatives. The Preferred Options Local Plan presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>No change to the IIA.</p>
POIIA63	Chignal Parish Council	Table 5.11, and Appendix G	Welcomes the proposal not to extend the West Chelmsford allocated site and the recognition that the existing housing allocation area needs extensive landscaping, especially on the northern and western edges and that it should not be extended because of the landscape impact and further loss of Grade 2 agricultural land.	<p>Support noted for West Chelmsford not to be extended as part of the Local Plan Review.</p> <p>No change to the IIA.</p>

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA64	Chignal Parish Council	Appendix F	Sets out concerns that the proposed development at Little Boyton Hall Farm has significant negative landscape and visual effects which cannot be mitigated.	<p>The Landscape and Sensitivity Study 2024 notes that: <i>“The overall visual sensitivity is judged to be moderate, reflecting the location, high quality screening, remoteness of BCLP1, and the small presence recreational visual receptors on its periphery. Development could effectively be mitigated without altering the intrinsic character of the landscape in this location.”</i></p> <p>The IIA scoring for this site (Appendix G p.496) acknowledges negative effects including loss of greenfield land (significant negative) and landscape (minor negative), noting that Policy 15 contains mitigation measures to be applied which include building design and landscaping.</p> <p>A degree of visual sensitivity is clearly present, which will potentially include views from residential properties and communal areas.</p> <p>No change to the IIA.</p>
POIIA66	Hawridge Strategic Land	Strategic Policy S7	Notes support for the proposed spatial strategy and the reasoning that there is a need to allocate significant new development on greenfield sites to meet future housing needs in full whilst still pursuing a brownfield first approach.	Support for the Local Plan Review and IIA is noted.
POIIA67	Essex County Fire & Rescue Service	Local Plan	Requests the implementation through policy of a series of measures in the design and construction of new developments, including: adherence to the requirements of the Fire Safety Order and Building Regulations.	<p>Such detailed matters will be considered as part of the refinement of site and development management policies.</p> <p>No change to the IIA.</p>
POIIA68	Martin Grant Homes	Green Belt	Concerned that the proposed strategy does not consider the role of the Green Belt in providing sustainable sites, particularly on land which adjoins the urban area.	The IIA will appraise the Local Plan Review from Issues & Options Stage through to Submission. The Local Plan Review contains reasonable alternatives as spatial, site and policy options, based on the current Local Plan.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
				<p>Sufficient and suitable land is available outside the Green Belt to meet the development needs within the Council's administrative area in a sustainable way. The Council does not consider that there are exceptional circumstances to release Green Belt land and the approach has therefore been rejected.</p> <p>No change to the IIA.</p>
POIIA69	Hallam Land Management		<p>Considers that the IIA demonstrates the positive overall sustainability and justification of strategic growth at North East Chelmsford Garden Community promoted by the Consultation.</p>	<p>Comments noted.</p> <p>No change to the IIA.</p>
POIIA70	Dandara Eastern	Policy S7 Spatial Strategy	<p>Considers that there are serious risks associated with the deliverability of standalone settlements, particularly one that is anticipated to commence delivery so quickly in the Plan period, and in a local authority area where one Garden Community is already allocated to deliver a large proportion of the City's growth requirement. A more flexible and deliverable approach is required.</p> <p>Considers that the Council has not used clear and conclusive reasoning for taking the preferred approach or presented a source of evidence relating to further expansion at West Chelmsford or Broomfield.</p>	<p>The questioning of housing delivery rates, particularly in comparison to potentially competing sites, is noted. This is a matter for detailed phasing and delivery agreements between the Council and the site developer/promoter.</p> <p>The Preferred Options Consultation Document presents a range of sites at various spatial scales which are considered to be capable of best meeting the identified development requirements.</p> <p>Challenges to, and defence of, the credibility of the evidence base which supports a development is part of the Local Plan Examination in Public.</p> <p>No change to the IIA.</p>

HRA-Related Representations made by Natural England

Note: representations PO24-9648, PO24-9692, PO24-9714, PO24-9721 were made on the Preferred Options Document but concern the HRA.

Reference	Consultee	Relevant paragraph/table/figure/appendix	Consultee Response Summary	Response/Action
POIIA34	Natural England	HRA	<p>One of the main issues which should be considered in the plan and the SA/HRA are proposals which are likely to generate additional nitrogen emissions as a result of increased traffic generation, which can be damaging to the natural environment.</p> <p>The effects on local roads in the vicinity of any proposed development on nearby designated nature conservation sites (including increased traffic, construction of new roads, and upgrading of existing roads), and the impacts on vulnerable sites from air quality effects on the wider road network in the area (a greater distance away from the development) can be assessed using traffic projections and the 200m distance criterion followed by local Air Quality modelling where required. We consider that the designated sites at risk from local impacts are those within 200m of a road with increased traffic, which feature habitats that are vulnerable to nitrogen deposition/acidification.</p>	<p>Noted. The HRA addresses air quality issues for designated sites within the scope, which includes those within 200m of main roads with increased traffic where there is a realistic possibility of Annual Average Daily Traffic (AADT) increasing by >1000 in combination. We will keep this aspect under review and update the baseline data prior to issue of the final report.</p>
POIIA35	Natural England	HRA	<p>The Non-Technical Summary (NTS) appears to be missing from the report.</p>	<p>An NTS is not included at this point but will be included as part of the Pre-Submission HRA.</p>
POIIA35	Natural England	HRA	<p>With regard to recreational pressure/urbanisation for all of the screened in sites, the report concludes that incorporated policy measures will provide sufficient safeguards to ensure that recreational pressure does not adversely affect Crouch Estuary sites. Whilst the Essex Coast RAMS is set up to account for the ‘in combination’ effects of new housing within a Zone of Influence; payment of the tariff does not automatically account for impacts from new development when considered individually. Additional mitigation measures, such as the provision of sufficient accessible on-site green infrastructure and circular walks, may also be required. Larger developments, particularly those</p>	<p>Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan.</p> <p>No change to the HRA.</p>

			close to the protected areas, will be required to adhere to the Natural England Suitable Alternative Natural Greenspace (SANG) guidelines in terms of the level of greenspace provision. Early discussion with Natural England is recommended to agree the required level of mitigation.	
POIIA35	Natural England	HRA	Please refer to our Designated Sites View for further information on sensitivity to pressures and seasonality which can help inform mitigation. For example, the dark bellied brent goose is sensitive to visual disturbance, above-water noise and litter, all of which may be increased by increased visitor pressure.	Noted
POIIA35	Natural England	HRA	Agree with the additional wording that has been proposed to be added to Strategic Policy S4 to ensure that developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of the occupation of new development to ensure no deterioration in the quality of receiving waters.	Noted
PO24-9648	Natural England	Strategic Policy S4 (HRA related)	The policy states that ‘Contributions from qualifying residential developments within the Zones of Influence, as defined in the adopted Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), will be secured towards mitigation measures identified in the RAMS’. Please note that additional mitigation, such as the provision of accessible on-site greenspace, may also be required, depending on the size and location of the proposed development. Note also that greenspace provided as mitigation for impacts on designated coastal sites does not count towards biodiversity net gain but can contribute to no net loss.	Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan. No change to the HRA.
PO24-9692	Natural England	Strategic Policy S9 (HRA related)	Natural England believes that this wording is potentially misleading as all residential developments which meet the criteria in the Essex Coast RAMS SPD are required to pay the tariff (i.e. it is not an either/or situation) and, in addition to paying the tariff, larger developments will need to provide suitable alternative and accessible natural greenspace, circular walks and other features; this approach should be ‘business as usual’ rather than ‘exceptional circumstances’. We strongly advise rewording the policy and the supporting text to clarify the situation and ensure it is compliant with Policy DM16.	Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan. No change to the HRA.

<p>PO24-9714</p>	<p>Natural England</p>	<p>Strategic Growth Site Policy 10 – North of South Woodham Ferrers (HRA related)</p>	<p>Uncertain how the South East (Inshore) Marine Plan has been taken into account at Strategic Growth Site Policy 10 – North of South Woodham Ferrers if at all. The policy states that there is a requirement to ‘Undertake a project-level Habitats Regulations Assessment to address the impacts other than recreational disturbance’. We agree that a HRA needs to be undertaken but it must consider all impacts taken alone or in combination, including recreational disturbance. In addition, a Marine Conservation Zone (MCZ) assessment may also need to be undertaken.</p>	<p>Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan.</p> <p>No change to the HRA.</p>
<p>PO24-9721</p>	<p>Natural England</p>	<p>Policy DM16 (HRA related)</p>	<p>It may be necessary to outline avoidance and/or mitigation measures at the plan level, which will usually need to be considered as part of an Appropriate Assessment, including a clear direction for project level HRA work to ensure no adverse effect on the integrity of internationally designated sites. It may also be necessary for plans to provide policies for strategic or cross boundary approaches, particularly in areas where designated sites cover more than one Local Planning Authority boundary. Natural England would welcome discussion on the HRA of the plan and can offer further advice as policy options are progressed.</p>	<p>Noted. Policy recommendations will be made accordingly, to be considered as part of preparing the Pre-Submission Local Plan.</p> <p>No change to the HRA.</p>

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Plans and Programmes Reviewed for the IIA of the Review of the Adopted Local Plan

Plan/Programme

International/European Plans and Programmes

- The Cancun Agreement (2011)
- Council Directive 91/271/EEC for Urban Waste-water Treatment
- European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)
- EC (2013) Seventh Environmental Action Programme to 2020 ‘Living well, within the limits of our planet’
- EC (2013) Towards Social Investment for Growth and Cohesion – including implementing the European Social Fund 2014-2020
- EC (2014) A Policy Framework for Climate and Energy in the Period from 2020 to 2030
- EC (2021) Strategy on Adaptation to Climate Change
- European Landscape Convention 2000 (became binding March 2007)
- European Union (EU) European Employment Strategy
- EU Nitrates Directive (91/676/EEC)
- EU Packaging and Packaging Waste Directive (94/62/EC)
- EU Drinking Water Directive (98/83/EC)
- EU Directive on the Landfill of Waste (99/31/EC)
- EU Water Framework Directive (2000/60/EC)
- EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)
- EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings
- EU Environmental Noise Directive (Directive 2002/49/EC)
- EU Bathing Waters Directive 2006/7/EC
- EU (2006) Renewed EU Sustainable Development Strategy
- EU Floods Directive 2007/60/EC
- EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)
- EU Directive on the Conservation of Wild Birds (79/409/EEC)
- EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments
- EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)
- EU Renewable Energy Directive (2009/28/EC)
- EU Biodiversity Strategy to 2020 – towards implementation
- EU (2015) Invasive Alien Species Regulation (1143/2014/EU)
- The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)

Plan/Programme

- The European Convention on the Protection of Archaeological Heritage (Valetta Convention)
- EU (2020) Biodiversity Strategy to 2030
- UNESCO World Heritage Convention (1972)
- UNFCCC (1997) The Kyoto Protocol to the UNFCCC
- UN (2016) The Paris Agreement
- UN (2021) COP26
- World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)
- The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)

National Plans and Programmes

- Department for Business, Energy & Industrial Strategy (DBEI) (2017) Clean Growth Strategy
- DBEI (2018) Industrial Strategy: building a Britain fit for the future
- DBEI (2021) Carbon Budgets – Fourth to Sixth Carbon Budgets
- Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future
- DCMS (2007) Heritage Protection for the 21st Century - White Paper
- DCMS (2008) Play Strategy for England
- DCMS (2013) Scheduled Monuments & Nationally Important but Non-Scheduled Monuments
- DCMS (2015) Sporting Future: A New Strategy for an Active Nation
- DCMS (2016) The Culture White Paper
- Department for Communities and Local Government (DCLG) (2008) Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing
- DCLG (2014) Planning Policy for Traveller Sites
- DCLG (2021) Planning Practice Guidance
- DCLG (2014) National Planning Policy for Waste
- DCLG (2014) Written Statement on Sustainable Drainage Systems
- Department for Education (2014) Home to School Travel and Transport Guidance
- Department for Education (2016) DfE Strategy 2015 – 2020: World Class Education and Care
- Department of Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy
- Department for Food and Rural Affairs (2002) “Working with the grain of nature – A Biodiversity Strategy for England”
- Defra (2004) Rural Strategy
- Defra (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland
- Defra (2019) Clean Air Strategy
- Defra (2007) Strategy for England's Trees, Woods and Forests
- Defra (2008) England Biodiversity Strategy Climate Change Adaptation Principles Conserving Biodiversity in a Changing Climate
- Defra (2010) Making Space for Nature: A Review of England's Wildlife Sites and Ecological Network

Plan/Programme

- Defra (2011) Safeguarding Our Soils: A Strategy for England
- Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services
- Defra (2012) UK post 2010 Biodiversity Framework
- Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate
- Defra (2021) Waste Management Plan for England
- Defra (2013) Government Forestry and Woodlands Policy Statement
- Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO₂) in UK
- Department for Levelling Up, Housing and Communities (DLHC) (2021) National Design Guide
- DLHC (2021) National Model Design Code
- Department for Transport (2019) Future of Mobility: Urban Strategy
- Department for Transport (2021) Transitioning to zero emission cars and vans: 2035 delivery plan
- Environment Agency (2009) 'Water for people and the environment' - Water Resources Strategy for England and Wales
- Environment Agency (2016) Managing Water Extraction
- Environment Agency (2021) Flood risk assessments: climate change allowances
- Forestry Commission (2005) Trees and Woodlands Nature's Health Service
- Historic England (2015) Historic Environment Good Practice Advice in Planning Notes 1 to 3
- HM Government (1979) Ancient Monuments and Archaeological Areas Act
- HM Government (1981) The Wildlife and Countryside Act 1981
- HM Government (1990 Planning) (Listed Building and Conservation Areas) Act 1990
- HM Government (2000) Countryside and Rights of Way Act 2000
- HM Government (2003) Sustainable Energy Act
- HM Government (2016) Energy Act
- HM Government (2004, revised 2006) Housing Act
- HM Government (2005) Securing the future - delivering UK sustainable development strategy
- HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006
- HM Government (2007) Energy White Paper - Meeting the Energy Challenge
- HM Government (2008) The Climate Change Act 2008 (as amended)
- HM Government (2008) The Planning Act 2008
- HM Government (2009) The UK Renewable Energy Strategy
- HM Government (2010) The Conservation of Habitats and Species Regulations 2010
- HM Government (2010) Flood and Water Management Act 2010
- HM Government (2010) Local Growth: Realising Every Place's Potential
- HM Government (2010) White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England
- HM Government (2011) Water for Life, White Paper
- HM Government (2011) Plan for Growth

Plan/Programme

- HM Government (2011) National Infrastructure Plan
- HM Government (2011) The Localism Act
- HM Government (2011) UK Marine Policy Statement
- HM Government (2021) South East Marine Plan
- HM Government (2013) Carbon Plan: Delivering our Low Carbon Future
- HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013
- HM Government (2013) Achieving Strong and Sustainable Economic Growth
- HM Government (2014) Water Act 2014
- HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015
- HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016
- HM Government (2016) Government Response to the Committee on Climate Change
- HM Government (2017) The Conservation of Habitats and Species Regulations 2017
- HM Government (2021) Environment Act
- HM Government (2021) Build Back Better: Our Plan for Growth
- HM Government (2022) Net Zero Strategy: Build Back Greener
- Ministry of Housing, Communities & Local Government (2017) (MHCLG) Fixing Our Broken House Market
- MHCLG (2017) Planning for the Right Homes in the Right Places
- MHCLG (2023) National Planning Policy Framework
- NHS England (2014) Five Year Forward View
- NHS England (2017) Next Steps on the Five Year Forward View
- Public Health England (2020) Health Impact Assessment in spatial planning - A guide for local authority public health and planning teams

Regional Plans and Programmes

- Essex and Suffolk Water (2022) Water Resources Management Plan 2024
- Water Resources East (2022) The Emerging Water Resources Regional Plan for Eastern England
- Environment Agency (2009) Water for People and the Environment: Water Resource Strategy – Regional Action Plan for Anglian Region
- Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2
- Environment Agency (2015) River Basin Management Plan Anglian River Basin District
- Environment Agency (2016) River Basin District Flood Risk Management Plan Anglian River Basin District
- Mayor of London (Greater London Authority) (2014) London Infrastructure Plan 2050
- Mayor of London (Greater London Authority) (2021) The London Plan: The Spatial Development Strategy for Greater London
- Mid Essex CCG (2023) Integrated Care Strategy 2023-2033
- Natural England (2015) Site Improvement Plan: Essex Estuaries
- South East Local Enterprise Partnership (2015) Rural Strategy 2015 – 2021

Plan/Programme

- South East Local Enterprise Partnership (2017) Growth Deal Round 3
- Woodland for Life (2011) Realising the benefits of trees, woods and forests in the East of England

Sub-Regional (County) Plans and Programmes

- Environment Agency (2009) North Essex Catchment Flood Management Plan
- Essex Biodiversity Project (2011) Essex Biodiversity Action Plan 2010-2020
- Essex County Council (2008) Joint Municipal Waste Management Strategy for Essex (2007-2032)
- Essex County Council (2008) Essex Strategy 2008-2018 – Liberating Potential: Fulfilling Lives, Essex Partnership
- Essex County Council (2009) Public Rights of Way Improvement Plan
- Essex County Council (2011) Essex Transport Strategy: The Local Transport Plan for Essex
- Essex County Council (2012) Economic Growth Strategy
- Essex County Council (2014) Essex Minerals Local Plan
- Essex County Council (2014) Economic Plan for Essex
- Essex County Council (2022) Essex Sector Development Strategy
- Essex County Council (2015) Education Transport Policy
- Essex County Council (2016) Essex Cycling Strategy
- Essex County Council (2017) Chelmsford's Future Transport Network
- Essex County Council (2021) Essex Walking Strategy
- Essex County Council (2020) Sustainable Modes of Travel Strategy
- Essex County Council (2020) The Essex Prosperity and Productivity Plan
- Essex County Council (2020) Developers' Guide for Infrastructure Contributions
- Essex County Council (2020) Sustainable Drainage Systems Design Guide
- Essex County Council (No Date) The Future of Essex
- Essex County Council and Southend-on-Sea Borough Council (2017) Waste Local Plan
- Essex County Council (2023, live document) The Essex Design Guide
- Essex County Council (2018) Local Flood Risk Management Strategy
- Essex county Council (2022) Essex Joint Health and Wellbeing Strategy 2022-2026
- Essex County Council (2020) Local and Neighbourhood Planners' Guide to School Organisation
- Essex County Council (2020) Essex Children and Young People's Plan
- Essex County Council (2020) Essex Green Infrastructure Strategy
- Essex County Council (2021) Everyone's Essex: our plan for levelling up the county 2021 to 2025
- Essex County Council (2021) Organisation Plan 2021/22
- Essex County Council (2021) The Essex Plan for Working Families
- Essex County Council (2022) Levelling up Essex – An Essex White Paper

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- Essex County Council (2022) Essex early Years and Childcare Strategy 2022-2027
- Essex Climate Action Commission (2021) Net Zero: Making Essex Carbon Neutral
- Essex Planning Officers Association (2021) Livewell Development Accreditation
- Essex Planning Officers Association (2021) Essex Healthy Places – Advice Notes for Planners, Developers and Designers
- Essex County Council (2021) Essex Baseline and Pathway to Net Zero
- Essex Planning Officers Association (2009) Parking Standards - Design and Good Practice
- Essex Crime Commissioner (2021) Police and Crime Plan 2021-2024
- Essex School Organisation Service (2022) 10 Year Plan – Meeting the demand for mainstream school places in Essex
- Essex School Organisation Service (2022) Garden Communities and Planning School Places
- Essex Wildlife Trust (2013) Living Landscapes – A Vision for the Future of Essex
- Geo Essex (2013) Essex Local Geodiversity Action Plan
- Highways England (2021) A12 Chelmsford to A120 widening - public consultation
- South East Local Enterprise Partnership (2014) Growth Deal and Strategic Economic Plan
- South East Local Enterprise Partnership (2015) Rural Strategy 2015 – 2021
- Essex

Local Plans and Programmes (including neighbouring authority Local Plans)

- Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Councils (2006) Landscape Character Assessments
- Braintree District Council (2011) Core Strategy
- Braintree District Council (2014) Site Allocations and Development Management Plan
- Braintree District Council (2021) Local Plan 2013-2033 Section 1
- Brentwood District Council Review of the Adopted Local Plan 2016-2033
- Chelmsford City Council (2004) Historic Environment Characterisation Project
- Chelmsford City Council (2004) Parks and Green Spaces Strategy 2004-2014
- Chelmsford City Council (2005) Nature Conservation Reference Guide for Chelmsford Borough
- Chelmsford City Council (2008) Community Plan – Chelmsford Tomorrow Vision 2021
- Chelmsford City Council (2010) Private Sector Housing Strategy 2010-2015
- Chelmsford City Council (2011) Chelmsford Town Centre Public Realm Strategy SPD
- Chelmsford City Council (2012) Allotment Strategy
- Chelmsford City Council (2012) Be Moved - Chelmsford Sport & Arts Strategy 2012-16
- Chelmsford City Council (2012) Meeting the needs of Older People: A Strategy for Older People in Chelmsford
- Chelmsford City Council (2012) Public Health Strategy
- Chelmsford City Council (2013) Biodiversity Action Plan 2013-17
- Chelmsford City Council (2021) Solar Farm Development SPD

Plan/Programme

- Chelmsford City Council (2021) Planning Obligations SPD
- Chelmsford City Council (2015) Chelmsford Museums Forward Plan 2015-2017
- Chelmsford City Council (2015) Housing Strategy Statement 2015/2016
- Chelmsford City Council (2015) Tree Management Policy
- Chelmsford City Council (2016) Local Wildlife Site Review
- Chelmsford City Council (2016) Chelmsford Open Space Study 2016 – 2036
- Chelmsford City Council (2017) Chelmsford West End Vision Informal Guidance
- Chelmsford City Council (2017) Chelmsford Economic Strategy
- Chelmsford City Council (2018) Management and Maintenance Plan 2018-2022
- Chelmsford City Council (2018) Open Space Study 2016-2036
- Chelmsford City Council (2019) Homelessness and Rough Sleeping Strategy 2019-2024
- Chelmsford City Council (2020) Chelmsford Local Plan 2013-2036
- Chelmsford City Council (2021) Making Places SPD
- Chelmsford City Council (2019) Health and Wellbeing Plan
- Chelmsford City Council (2022) Housing Strategy 2022-2025
- Chelmsford City Council (2020) Climate and Ecological Emergency Action Plan
- Chelmsford City Council (2020) Essex Coast RAMS Strategy and SPD
- Chelmsford City Council (2021) Our Chelmsford, Our Plan
- Epping Forest District Council Review of the Adopted Local Plan (emerging)
- Maldon District Council Review of the Adopted Local Plan (emerging)
- Maldon District Council (2017) Local Development Plan 2014-2029
- Rochford District Council (2011) Core Strategy
- Rochford District Council (2014) Allocations Plan
- Safer Chelmsford Partnership (2021) Safer Chelmsford Partnership Strategy 2021/22
- South Woodham Ferrers (2021) South Woodham Ferrers Neighbourhood Plan 2020-2036
- Uttlesford District Council Local Plan (emerging)
- Village Design Statements SPDs (various)
- Writtle (2021) Writtle Neighbourhood Plan 2020-2036

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
International/European Plans and Programmes		
The Cancun Agreement (2011)		
Shared vision to keep global temperature rise to below two degrees Celsius, with objectives to be reviewed as to whether it needs to be strengthened in future on the basis of the best scientific knowledge available	<ul style="list-style-type: none"> No targets or indicators 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should aim to reduce emissions. The IIA Framework should include greenhouse gas emissions.
Council Directive 91/271/EEC for Urban Waste-water Treatment		
<p>Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors and concerns the collection, treatment and discharge of:</p> <ul style="list-style-type: none"> Domestic waste water Mixture of waste water Waste water from certain industrial sectors 	<p>The Directive includes requirement with specific:</p> <ul style="list-style-type: none"> Collection and treatment of waste water standards for relevant population thresholds Secondary treatment standards A requirement for pre-authorisation of all discharges of urban wastewater Monitoring of the performance of treatment plants and receiving waters and Controls of sewage sludge disposal and re-use, and treated waste water re-use 	<p>IIA Objectives should include priorities to minimise adverse effects on ground and/or surface water.</p>
EC (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)		
<p>This flagship initiative aims to create a framework for policies to support the shift towards a resource-efficient and low-carbon economy which will help to:</p> <ul style="list-style-type: none"> Boost economic performance while reducing resource use; Identify and create new opportunities for economic growth and greater innovation and boost the EU's competitiveness; Ensure security of supply of essential resources; and Fight against climate change and limit the environmental impacts of resource use. 	<p>Each Member State has a target calculated according to the share of energy from renewable sources in its gross final consumption for 2020. The UK is required to source 15 per cent of energy needs from renewable sources, including biomass, hydro, wind and solar power by 2020.</p> <p>From 1 January 2017, biofuels and bioliquids share in emissions savings should be increased to 50 per cent.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan policies should take into account the objectives of the Flagship Initiative. The IIA Framework should include objectives and guide questions that relate to resource use.
EC (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet'		
<p>The Directive establishes a set of binding measures to help the EU reach its 20% energy efficiency target by 2020. Under the Directive, all EU countries are required to use energy more efficiently at all stages</p>	<p>Specific measures relate to:</p> <ul style="list-style-type: none"> Energy distributors achieving 1.5% energy savings per year through energy efficiency measures; Improving the efficiency of heating systems, installing double glazed windows or insulating roofs; 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to contribute towards targets for energy efficiency. The IIA Framework should include consideration of energy consumption and efficiency.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
of the energy chain from its production to final consumption.	<ul style="list-style-type: none"> Purchasing energy efficient buildings, products and services, and performing energy efficient renovations; Access to data on consumption; Large companies to audit energy consumption (implemented in the UK through the Energy Savings Opportunity Scheme Regulations 2014); National incentives for SMEs to undergo energy audits; and Monitoring efficiency levels in new energy generation capacities. 	
EC (2013) Towards Social Investment for Growth and Cohesion – including implementing the European Social Fund 2014-2020		
The Communication aims to direct Member States' policies towards social investment throughout life, with a view to ensuring the adequacy and sustainability of budgets for social policies. It also provides guidance to help reach the Europe 2020 targets by establishing a link between social policies, the reforms to reach the Europe 2020 targets and the relevant EU funds.	No target or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have regard to the Europe 2020 targets. The IIA Framework should include criteria relating to socio-economics.
EC (2014) A Policy Framework for Climate and Energy in the Period from 2020 to 2030		
The 2030 Climate and Energy Framework was adopted in 2014 and builds on the 2020 targets. The greenhouse gas emissions and renewable energy targets are binding, while the energy efficiency target will be reviewed in 2020.	It sets three key targets for 2030: <ul style="list-style-type: none"> at least 40% cuts in greenhouse gas emissions (from 1990 levels); at least 27% share for renewable energy; and at least 27% improvement in energy efficiency. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should support longer term targets for reducing greenhouse gas emissions, increasing renewable energy and energy efficiency. The IIA Framework should include the consideration of energy and greenhouse gas emissions.
EC (2021) Strategy on Adaptation to Climate Change		
Highlights the importance of continuing to tackle climate change as the effects of climate change continue to grow each year. Places considerable importance on tackling climate change to reduce the chance/severity of droughts. The document calls for more effective climate and emissions data to be produced and analysed so that countries can better create and implement highly effective and ground-breaking climate change prevention plans.	No targets or indicators for the UK but the spirit and warnings of the document are relevant.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan policies should seek to boldly tackle climate change and the regions contribution to climate change. The IIA Framework should include objectives and guide questions that relate to climate change/greenhouse gasses.
European Landscape Convention 2000 (became binding March 2007)		
<ul style="list-style-type: none"> Convention outlined the need to recognise landscape in law, to 	Specific measures include:	<ul style="list-style-type: none"> IIA objectives must consider the outcomes of the convention should feed into the Review of

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.</p>	<ul style="list-style-type: none"> raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them; promoting landscape training and education among landscape specialists, other related professions, and in school and university courses; the identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders; setting objectives for landscape quality, with the involvement of the public; and the implementation of landscape policies, through the establishment of plans and practical programmes. 	<p>the Adopted Local Plan and associated documents.</p>
European Union EU European Employment Strategy		
<p>Seeks to engender full employment, quality of work and increased productivity as well as the promotion of inclusion by addressing disparities in access to labour markets.</p>	<ul style="list-style-type: none"> No formal targets. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should deliver policies which support these aims The SA assessment framework should assess employment levels, quality of work and social inclusion
EU Nitrates Directive (91/676/EEC)		
<p>This Directive has the objective of:</p> <ul style="list-style-type: none"> reducing water pollution caused or induced by nitrates from agricultural sources; and preventing further such pollution. 	<ul style="list-style-type: none"> Provides for the identification of vulnerable areas. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should consider impacts of development upon any identified nitrate sensitive areas where such development falls to be considered within its scope. Policies should consider objective to promote environmentally sensitive agricultural practices.
EU Packaging and Packaging Waste Directive (94/62/EC)		
<p>This Directive aims to harmonize national measures concerning the management of packaging and packaging waste in order, on the one hand, to prevent any impact thereof on the environment of all Member States as well as of third countries or to reduce such impact, thus providing a high level of environmental protection, and, on the other hand, to ensure the functioning of the internal market and to avoid obstacles to trade and distortion and restriction of competition within the Community. To this end this Directive lays down measures aimed, as a first priority, at</p>	<p>No later than five years from the date by which this Directive must be implemented in national law (1996), between 50 % as a minimum and 65 % as a maximum by weight of the packaging waste will be recovered. Within this general target, and with the same time limit, between 25 % as a minimum and 45 % as a maximum by weight of the totality of packaging materials contained in packaging waste will be recycled with a minimum of 15 % by weight for each packaging material.</p>	<ul style="list-style-type: none"> Again, while this directive dictates national legislation, the Review of the Adopted Local Plan itself can play an important role in controlling or providing a basis for better waste management. These targets are incorporated in national legislation – so Review of the Adopted Local Plan must adhere to them as appropriate.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
preventing the production of packaging waste and, as additional fundamental principles, at reusing packaging, at recycling and other forms of recovering packaging waste and, hence, at reducing the final disposal of such waste.		
Drinking Water Directive (98/83/EC)		
Provides for the quality of drinking water.	<ul style="list-style-type: none"> Standards are legally binding. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. The IIA Framework should consider objectives relating to water quality
EU Directive on the Landfill of Waste (99/31/EC)		
Sets out requirements to ensuring that where landfilling takes place the environmental impacts are understood and mitigated against.	By 2006 biodegradable municipal waste going to landfills must be reduced to 75% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available.	<ul style="list-style-type: none"> Review of the Adopted Local Plan should take into consideration landfilling with respect to environmental factors. IIA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Water Framework Directive (2000/60/EC)		
<p>Establishes a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <ul style="list-style-type: none"> Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; Promotes sustainable water use based on a long-term protection of available water resources; Aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of 	<ul style="list-style-type: none"> The achievement of “good status” for chemical and biological river quality. Production of River Basin Management Plans. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction. The IIA Framework should considers effects upon water quality and resource. Protection and enhancement of water courses can be can also come about through physical modification. Spatial planning will need to consider whether watercourse enhancement can be achieved through working with developers.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>discharges, emissions and losses of the priority hazardous substances;</p> <ul style="list-style-type: none"> Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and Contributes to mitigating the effects of floods and droughts. 		
<p>European Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)</p>		
<p>The SEA Directive provides the following requirements for consultation:</p> <ul style="list-style-type: none"> Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. These authorities are designated in the SEA Regulations as the Consultation Bodies (Consultation Authorities in Scotland). The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report, and must be given an early and effective opportunity within appropriate time frames to express their opinions. Other EU Member States must be consulted if the plan or programme is likely to have significant effects on the environment in their territories. The Consultation Bodies must also be consulted on screening determinations on whether SEA is needed for plans or programmes under Article 3(5), i.e. those which may be excluded if they are not likely to have significant environmental effects. 	<p>Directive contains no formal targets.</p>	<ul style="list-style-type: none"> Directive sets the basis for SEA as a whole and therefore indirectly covers all objectives.
<p>EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings</p>		

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The European Union Energy Performance of Buildings Directive was published in the Official Journal on the 4th January 2003. The overall objective of the Directive is to <i>promote the improvement of energy performance of buildings within the Community taking into account outdoor climate and local conditions as well as indoor climate requirements and cost effectiveness.</i></p> <p>The Directive highlights how the residential and tertiary sectors, the majority of which are based in buildings, accounts for 40% of EU energy consumption.</p>	<p>It aims to reduce the energy consumption of buildings by improving efficiency across the EU through the application of minimum requirements and energy use certification.</p>	<ul style="list-style-type: none"> The Directive will help manage energy demand and thus reduce consumption. As a result it should help reduce greenhouse gas emissions, and ensure future energy security.
<p>EU Environmental Noise Directive (Directive 2002/49/EC)</p>		
<p>The underlying principles of the Directive are similar to those underpinning other overarching environment policies (such as air or waste), i.e.:</p> <ul style="list-style-type: none"> Monitoring the environmental problem; by requiring competent authorities in Member States to draw up "strategic noise maps" for major roads, railways, airports and agglomerations, using harmonised noise indicators Lden (day-evening-night equivalent level) and Lnight (night equivalent level). These maps will be used to assess the number of people annoyed and sleep-disturbed respectively throughout Europe; Informing and consulting the public about noise exposure, its effects, and the measures considered to address noise, in line with the principles of the Aarhus Convention; Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it 	<ul style="list-style-type: none"> No targets or indicators, leaving issues at the discretion of the competent authorities. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan will need to have regard to the requirements of the Environmental Noise Directive. The IIA Framework should include for the protection against excessive noise.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>is good. The directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities;</p> <p>Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term, and provides a framework for developing existing Community policy on noise reduction from source. With this respect, the Commission has made a declaration concerning the provisions laid down in Article 1.2 with regard to the preparation of legislation relating to sources of noise.</p>		
<p>EU Bathing Waters Directive 2006/7/EC</p>		
<p>Sets standards for the quality of bathing waters in terms of:</p> <ul style="list-style-type: none"> • the physical, chemical and microbiological parameters; • the mandatory limit values and indicative values for such parameters; and • the minimum sampling frequency and method of analysis or inspection of such water. 	<ul style="list-style-type: none"> • Standards are legally binding. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should recognise that development can impact upon water quality and include policies to protect the resources. • The IIA Framework should consider objectives relating to water quality
<p>EU (2006) Renewed EU Sustainable Development Strategy</p>		
<p>In June 2001, the first European sustainable development strategy was agreed by EU Heads of State. The Strategy sets out how the EU can meet the needs of present generations without compromising the ability of future generations to meet their needs. The Strategy proposes headline objectives and lists seven key challenges:</p> <ul style="list-style-type: none"> • Climate change and clean energy; • Sustainable transport; • Sustainable consumption and production; 	<p>The overall objectives in the Strategy are to:</p> <ul style="list-style-type: none"> • Safeguard the earth's capacity to support life in all its diversity, respect the limits of the planet's natural resources and ensure a high level of protection and improvement of the quality of the environment. Prevent and reduce environmental pollution and promote sustainable consumption and production to break the link between economic growth and environmental degradation; • Promote a democratic, socially inclusive, cohesive, healthy, safe and just society with respect for fundamental rights and cultural diversity that creates equal opportunities and combats discrimination in all its forms; • Promote a prosperous, innovative, knowledge-rich, competitive and eco-efficient economy which provides high living standards and full and high-quality employment throughout the European Union and 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should aim to create a pattern of development consistent with the objectives of the Strategy and in turn promote sustainable development.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Conservation and management of natural resources; • Public health; • Social inclusion, demography and migration; and • Global poverty. 	<ul style="list-style-type: none"> • Encourage the establishment and defend the stability of democratic institutions across the world, based on peace, security and freedom. Actively promote sustainable development worldwide and ensure that the European Union's internal and external policies are consistent with global sustainable development and its international commitments. 	
EU Floods Directive 2007/60/EC		
Aims to provide a consistent approach to managing flood risk across Europe.	The approach is based on a 6 year cycle of planning which includes the publication of Preliminary Flood Risk Assessments, hazard and risk maps and flood risk management plans. The Directive is transposed into English law by the Flood Risk Regulations 2009.	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should recognise that development can impact vulnerability to flooding and increase risk due to climate change. • The IIA Framework should considers objectives relating to flood risk.
EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)		
<p>New Directive provided that most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives.</p> <p>Relevant objectives include:</p> <ul style="list-style-type: none"> • Maintain ambient air quality where it is good and improve it in other cases; and • Maintain ambient-air quality where it is good and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead. 	<ul style="list-style-type: none"> • No targets or indicators. • Includes thresholds for pollutants. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should consider the maintenance of good air quality and the measures that can be taken to improve it through, for example, an encouragement to reduce vehicle movements. • The IIA Framework should include objectives relating to air quality
EU Directive on the Conservation of Wild Birds (79/409/EEC)		
<p>Identifies 181 endangered species and sub-species for which the Member States are required to designate Special Protection Areas.</p> <p>Makes it a legal requirement that EU countries make provision for the protection of birds. This includes the selection and designation of Special Protection Areas.</p>	<p>Target Actions include:</p> <ul style="list-style-type: none"> • Creation of protected areas; • Upkeep and management; and • Re-establishment of destroyed biotopes. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should include policies to protect and enhance wild bird populations, including the protection of SPAs. • The IIA Framework should consider objectives to protect and enhance biodiversity including wild birds.
EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments		
<p>Directive seeks to conserve natural habitats. Conservation of natural habitats Requires member states to identify</p>	<p>There are no formal targets or indicators.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to protect landscape features of habitat importance.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>special areas of conservation and to maintain, where necessary landscape features of importance to wildlife and flora. The amendments in 2007:</p> <ul style="list-style-type: none"> • simplify the species protection regime to better reflect the Habitats Directive; • provide a clear legal basis for surveillance and monitoring of European protected species (EPS); • toughen the regime on trading EPS that are not native to the UK; • ensure that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit. 		<ul style="list-style-type: none"> • The IIA Framework objectives should include priorities for the protection of landscape features for ecological benefit.
<p>EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)</p>		
<p>Seeks to prevent and to reduce the production of waste and its impacts. Where necessary waste should be disposed of without creating environmental problems. Seeks to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.</p>	<p>Promotes the development of clean technology to process waste, promoting recycling and re-use. The Directive contains a range of provision including:</p> <ul style="list-style-type: none"> • The setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors – including by 2015 separate collection for at least paper, metal, plastic and glass. • Household waste recycling target – the preparing for re-use and the recycling of waste materials such as at least paper, metal, plastic and glass from households and possibly other origins as far as these waste streams are similar to waste from households, must be increased to a minimum of 50% by weight by 2020. • Construction and demolition waste recovery target – the preparing for re-use, recycling and other material recovery of non-hazardous construction and demolition waste must be increased to a minimum of 70% by weight by 2020. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to minimise waste, and the environmental effects caused by it. Policies should promote recycling and re-use. • IIA Objectives should include priorities to minimise waste, increased recycling and re-use.
<p>EU Renewable Energy Directive (2009/28/EC)</p>		
<p>This Directive establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply.</p>	<p>Each Member State to achieve a 10% minimum target for the share of energy from renewable sources by 2020</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should contribute towards increasing the proportion of energy from renewable energy sources where appropriate • The IIA Framework should include consideration of use of energy from renewable energy sources
<p>EU Biodiversity Strategy to 2020 – towards implementation</p>		

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The European Commission has adopted an ambitious new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020.</p> <ul style="list-style-type: none"> The strategy provides a framework for action over the next decade and covers the following key areas: Conserving and restoring nature; Maintaining and enhancing ecosystems and their services; Ensuring the sustainability of agriculture, forestry and fisheries; Combating invasive alien species; Addressing the global biodiversity crisis. 	<p>There are six main targets, and 20 actions to help Europe reach its goal.</p> <p>The six targets cover:</p> <ol style="list-style-type: none"> 1. Full implementation of EU nature legislation to protect biodiversity 2. Better protection for ecosystems, and more use of green infrastructure 3. More sustainable agriculture and forestry 4. Better management of fish stocks 5. Tighter controls on invasive alien species 6. A bigger EU contribution to averting global biodiversity loss 	<p>The Review of the Adopted Local Plan should seek to protect and enhance biodiversity.</p>
EU (2015) Invasive Alien Species Regulation (1143/2014/EU)		
<p>This Regulation seeks to address the problem of invasive alien species in a comprehensive manner in order to protect native biodiversity and ecosystem services, as well as to minimize and mitigate the human health or economic impacts that these species can have.</p>	<p>No targets or indicators</p>	<p>The SEA assessment framework should include guide questions relating to invasive species.</p>
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)		
<p>The Convention for the protection of the architectural heritage of Europe is a legally binding instrument which set the framework for an accurate conservation approach within Europe.</p> <p>The following objectives are identified:</p> <ul style="list-style-type: none"> Support the idea of solidarity and cooperation among European Parties, in relation to heritage conservation. It includes principles of "conservation policies" within the framework of European cooperation. <p>Strengthen and promote policies for the conservation and development of cultural heritage in Europe.</p>	<p>No specific target identified.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure that the historic environment is conserved and enhanced. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.
The European Convention on the Protection of Archaeological Heritage (Valetta Convention)		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>This Convention aims to protect the European archaeological heritage as a source of European collective memory and as an instrument for historical and scientific study.</p>	<p>No specific target identified.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure that the historic environment is conserved and enhanced. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.
<p>EU (2020) Biodiversity Strategy to 2030</p>		
<p>This document outlines the EU's strategy for biodiversity up to 2030. It seeks to cause considerable recovery to Europe's biodiversity and to safeguard Europe from the following threats:</p> <ul style="list-style-type: none"> the impacts of climate change forest fires food insecurity disease outbreaks – including protecting wildlife and fighting illegal wildlife trade <p>The EU seeks to establish:</p> <ul style="list-style-type: none"> A large EU-wide network of protected areas on land and sea An EU nature restoration plan Introduce measures to enable the necessary transformative change Introduce measures to tackle the global biodiversity challenge. 	<p>None binding for the UK but the spirit and motivations of the document should be considered.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to protect local biodiversity and important designations. The IIA Framework should afford protection to biodiversity assets.
<p>UNESCO World Heritage Convention (1972)</p>		
<p>The World Heritage Convention sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them. By signing the Convention, each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage. The States Parties are encouraged to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake</p>	<p>No specific target identified.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure that the historic environment is conserved and enhanced. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community.		
UNFCCC (1997) The Kyoto Protocol to the UNFCCC		
The Kyoto Protocol to the UNFCCC established the first policy that actively aims to reduce greenhouse gas emissions by industrialised countries.	Construction is a significant source of greenhouse gas emissions due to the consumption of materials and use of energy. The Kyoto Protocol aims to reduce greenhouse gas emissions of the UK by 12.5%, compared to 1990 levels, by 2008 – 2012.	<ul style="list-style-type: none"> The Kyoto Protocol is influential to achieving sustainable development as it encourages transition to a low carbon economy. Therefore it is an integral factor in planning documents.
UN (2016) The Paris Agreement		
The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable countries, in line with their own national objectives.	No targets or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should aim to reduce emissions. The IIA Framework should include greenhouse gas emissions.
UN (2024) COP29		
COP29 was the most recent, UN organised, meeting of world leaders and important people/businesses in order to create goals for the world to meet in order to address climate change. Representatives of nearly 200 countries attended the event. The following key priorities were established, with every country in attendance being expected to take action and progress these driving actions:	UK is required to make considerable progress on the four driving actions.	<ul style="list-style-type: none"> The COP29 is an influential and most recent global agreement that the UK is committed to in order to further make progress on reducing its contribution to climate change and is therefore an integral factor in planning documents.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Climate Finance – enabling countries to deliver on their climate goals • Carbon Markets – completing negotiations on international carbon markets under Article 6 of the Paris Agreement • Mitigation – reducing emissions by transitioning away from fossil fuels • Adaptation – advancing adaptation strategies and helping those already impacted by climate change • 		
<p>World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)</p>		
<p>The Brundtland Report is concerned with the world's economy and its environment. The objective is to provide an expanding and sustainable economy while protecting a sustainable environment. The Report was an call by the United Nations:</p> <ul style="list-style-type: none"> • to propose long-term environmental strategies for achieving sustainable development by the year 2000 and beyond; • to recommend ways concern for the environment may be translated into greater co-operation among countries of the global South and between countries at different stages of economical and social development and lead to the achievement of common and mutually supportive objectives that take account of the interrelationships between people, resources, environment, and development; • to consider ways and means by which the international community can deal more effectively with environment concerns; and • to help define shared perceptions of long-term environmental issues and the appropriate efforts needed to 	<p>The report issued a multitude of recommendations with the aim of attaining sustainable development and addressing the problems posed by a global economy that is intertwined with the environment.</p>	<ul style="list-style-type: none"> • The Brundtland Report provided the original definition of sustainable development. The accumulated effect of the IIA Objectives seek to achieve sustainable development.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
deal successfully with the problems of protecting and enhancing the environment, a long term agenda for action during the coming decades, and aspirational goals for the world community.		
The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)		
Sustainable consumption and production patterns. Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources. Renewable Energy and Energy efficiency. Urgently and substantially increase [global] share of renewable energy. Significantly reduce rate of biodiversity loss by 2010.	No targets or indicators, however actions include: <ul style="list-style-type: none"> • Greater resource efficiency; • Support business innovation and take-up of best practice in technology and management; • Waste reduction and producer responsibility; and • Sustainable consumer consumption and procurement. Create a level playing field for renewable energy and energy efficiency. <ul style="list-style-type: none"> • New technology development • Push on energy efficiency • Low-carbon programmes • Reduced impacts on biodiversity. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan can encourage greater efficiency of resources. Ensure policies cover the action areas. • The Review of the Adopted Local Plan can encourage renewable energy. Ensure policies cover the action areas. • The Review of the Adopted Local Plan can protect and enhance biodiversity. Ensure policies cover the action areas.
National Plans and Programmes		
Department for Business, Energy & Industrial Strategy (DBEI) (2017) Clean Growth Strategy		
In the context of the UK's legal requirements under the Climate Change Act, our approach to reducing emissions has two guiding objectives: 1. To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses. 2. To maximise the social and economic benefits for the UK from this transition.	Undergoing consultation so does not include fixed targets, however it discusses options for a number of sectors including: <ul style="list-style-type: none"> • Improving business and industry efficiency; • Improving our homes; • Shifting to low carbon transport; • Delivering clean, smart, flexible power; • Enhancing the benefits of natural resources; and Leading in the public sector.	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to promote low carbon growth.
DBEI (2018) Industrial Strategy: building a Britain fit for the future		
This document provides the industrial strategy for the UK. It seeks to: <ul style="list-style-type: none"> • put the UK at the forefront of the artificial intelligence and data revolution; • maximise the advantages for the UK industry from the global shift to clean growth; • become a world leader in shaping the future of mobility; and 	Industries within the UK are required to be in conformity to this document and pursue its aims. The Review of the Adopted Local Plan should be constructed with the aims of this strategy in mind, though the document is broad and country wide in its approach and therefore does not contain relevant specific targets or indicators.	<ul style="list-style-type: none"> • Consider how the Review of the Adopted Local Plan can encourage industries to meet the requirements of the Industrial Strategy. • The IIA Framework should reflect the aims of the Industrial Strategy.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> harness the power of innovation to help meet the needs of an ageing society. <p>Innovation is at the heart of the strategy to ensure the industry of the UK is suitable for future needs and maximises economic growth.</p>		
<p>DBEI (2021) Carbon Budgets – Fourth to Sixth Carbon Budgets</p>		
<p>The government has committed itself to several carbon budgets, with the sixth carbon budget being the most up to date and committing the government to certain climate targets for the future. The Fifth Carbon Budget established that for 2028-2032, 1,725 MtDM7e of carbon emissions would be produced. The Sixth Carbon Budget established a carbon budget of 965 MtDM7e for the period of 2033-2037.</p> <p>The carbon budgets overall seek to ensure that the UK steadily brings down its carbon contributions through binding targets.</p>	<p>The carbon budgets are country wide and too broad/large scale to contain objectives specific to the Review of the Adopted Local Plan. The Review of the Adopted Local Plan should consider the spirit of the carbon budgets, with a general target to reduce the regions contribution to climate change.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should result in the region reducing its contribution to climate change through reducing the amount of greenhouse gases it produces. The IIA Framework should seek to ensure the regions contribution to producing greenhouse gases is reduced.
<p>Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future</p>		
<p>Report sets the following objectives:</p> <ul style="list-style-type: none"> public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies; the full potential of the historic environment as a learning resource is realised; the historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage; the historic environment is protected and sustained for the benefit of our own and future generations; and 	<p>No key targets.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should ensure the historic environment is utilised as both a learning resource and an economic asset, whilst ensuring it is sustained for future generations.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> the historic environment's importance as an economic asset is skilfully harnessed. 		
DCMS (2007) Heritage Protection for the 21st Century - White Paper		
<p>The Consultation Paper has three core principles:</p> <ul style="list-style-type: none"> Developing a unified approach to the historic environment; Maximising opportunities for inclusion and involvement; and Supporting sustainable communities by putting the historic environment at the heart of an effective planning system. 	No formal targets, but a number of measures/recommendations.	<ul style="list-style-type: none"> The IIA Framework should include objectives which take into account the White Paper's principles.
DCMS (2008) Play Strategy for England		
<p>Strategy aims that:</p> <ul style="list-style-type: none"> In every residential area there are a variety of supervised and unsupervised places for play, free of charge; Local neighbourhoods are, and feel like, safe, interesting places to play; Routes to children's play space are safe and accessible for all children and young people; Parks and open spaces are attractive and welcoming to children and young people, and are well maintained and well used; Children and young people have a clear stake in public space and their play is accepted by their neighbours; Children and young people play in a way that respects other people and property; Children and young people and their families take an active role in the development of local play spaces; and Play spaces are attractive, welcoming, engaging and accessible for all local children and young people, including 	Every local authority will receive at least £1 million in funding, to be targeted on the children most in need of improved play opportunities.	<ul style="list-style-type: none"> IIA Objectives should seek to promote sport and physical activity and promote healthy lifestyles.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
disabled children, and children from minority groups in the community.		
DCMS (2013) Scheduled Monuments & Nationally Important but Non-Scheduled Monuments		
This policy statement sets out Government policy on the identification, protection, conservation and investigation of nationally important ancient monuments, under the provisions of the Ancient Monuments and Archaeological Areas Act 1979. It includes principles relating to the selection of scheduled monuments and the determination of applications for scheduled monument consent.	No target or indicators.	<ul style="list-style-type: none"> The SA assessment framework should include specific objectives relating to cultural heritage
DCMS (2015) Sporting Future: A New Strategy for an Active Nation		
<p>The key objectives set out within the Strategy are:</p> <ul style="list-style-type: none"> maximising international and domestic sporting success and the impact of major events more people from every background regularly and meaningfully taking part in sport and physical activity, volunteering and experiencing live sport; and a more productive, sustainable and responsible sport sector 	<p>The strategy includes 23 key performance indicators covering a range of factors. Those of particular relevance for the Review of the Adopted Local Plan are:</p> <ul style="list-style-type: none"> KPI 1 – Increase in percentage of the population taking part in sport and physical activity at least twice in the last month; KPI 2 – Decrease in percentage of people physically inactive (KPI 1 and 2 from Active Lives survey); KPI 3 – Increase in the percentage of adults utilising outdoor space for exercise/ health reasons (MENE survey); and KPI 18 - Percentage of publicly owned facilities with under-utilised capacity (through revised National Benchmarking Service). 	This plan will be relevant in the development of sport and cycle route type facilities and should be considered in the early stage of development.
DCMS (2016) The Culture White Paper		
<p>The White Paper is structured around four core themes:</p> <ul style="list-style-type: none"> everyone should enjoy the opportunities culture offers, no matter where they start in life; the riches of our culture should benefit communities across the country; the power of culture can increase our international standing; and cultural investment, resilience and reform. 	<p>The White Paper includes a broad variety of indicators against the four core themes. Those of most relevance are:</p> <ul style="list-style-type: none"> increase culture at the heart of Local Plans; increase in heritage-led regeneration; and reduction in number of 'at risk' heritage sites 	<ul style="list-style-type: none"> The IIA Framework should include objectives which take into account the White Paper's principles.
Department for Communities and Local Government (DCLG) (2008) Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing		

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>This report considered how to boost the economic gain of a rural area through encouraging sustainable economic growth and reviewing the set of planning policy documents to streamline the process.</p>	<p>No formal targets however greater support should be given to local authorities in achieving appropriate levels of affordable housing, particularly through increased interaction with housing corporations and registered social landlords.</p>	<ul style="list-style-type: none"> • The SA should consider economic gains that are possible in the rural area, whilst addressing the issues of affordable housing in rural areas. • The SA should aim to ensure that the plan has sustainability objectives for affordable housing and ensuring that the needs of all aspects of the community are being met.
<p>DCLG (2023) Planning Policy for Traveller Sites</p>		
<p>This document sets out the Government's planning policy for traveller sites. It identifies the following aims:</p> <ul style="list-style-type: none"> • that local planning authorities should make their own assessment of need for the purposes of planning • to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites • to encourage local planning authorities to plan for sites over a reasonable timescale • that plan-making and decision-taking should protect Green Belt from inappropriate development • to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites • that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective • for local planning authorities to ensure that their Local Plans includes fair, realistic and inclusive policies • to increase the number of traveller sites in appropriate locations with planning permission, to address 	<p>No formal targets are identified.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan will need to make appropriate provision for traveller sites, in accordance with national planning policy. • IIA Framework should include a specific guide question relating to provision for travellers.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>under provision and maintain an appropriate level of supply</p> <ul style="list-style-type: none"> to reduce tensions between settled and traveller communities in plan making and planning decisions to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure for local planning authorities to have due regard to the protection of local amenity and local environment. 		
DCLG (2023) Planning Practice Guidance		
<p>Planning Practice Guidance is designed to support the NPPF. It reflects the objectives of the NPPF which are not repeated here.</p>	<p>No formal targets identified,</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should reflect the Planning Practice Guidance. The IIA Framework should reflect the principles of the NPPF and the Planning Practice Guidance.
DCLG (2014) National Planning Policy for Waste		
<p>Sets out detailed waste planning policies for local authorities. States that planning authorities need to:</p> <ul style="list-style-type: none"> Need to use a proportionate evidence base in preparing Local Plans Identify sufficient opportunities to meet the identifies needs of their area for the management of waste streams Identifying suitable sites and areas 	<p>The overall objective of the policy is to provide sustainable development by protecting the environment and human health by producing less waste and by using it as a resource wherever possible.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan should consider opportunities to reduce waste and encourage recycling and composting e.g. integration of recycling and composting facilities into new development and use of recycled materials in new buildings. IIA Framework should consider objectives which relate to re-use, recycle and reduce.
DCLG (2014) Written Statement on Sustainable Drainage Systems		
<p>This statement sets out that it is the Government's expectation that sustainable drainage systems will be provided in new developments wherever this is appropriate.</p>	<p>No specific targets identified.</p>	<p>The Review of the Adopted Local Plan should reflect the Government's commitment to sustainable drainage systems.</p>
Department for Education (2014) Home to School Travel and Transport Guidance		
<p>This guidance relates to home to school travel and transport, and sustainable travel. The guidance seeks to:</p>	<p>No specific targets identified although minimum travel distances are identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote sustainable travel and transport.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Promote the use of sustainable travel and transport. Make transport arrangements for all eligible children. 		<ul style="list-style-type: none"> The IIA Framework should include IIA Objectives and/or guide questions relating to the promotion of sustainable travel and transport.
<p>Department for Education (2016) DfE Strategy 2015 – 2020: World Class Education and Care</p>		
<p>This strategy is base around the following twelve strategic principles:</p> <ol style="list-style-type: none"> Recruit, develop, support and retain teachers Strengthen school and system leadership Drive sustainable school improvement Embed clear and intelligent accountability Embed rigorous standards, curriculum and assessment Ensure access to quality places where they are needed Deliver fair and sustainable funding Reform 16-19 skills Develop early years strategy Strengthen children's social care Support and protect vulnerable children Build character and resilience 	<p>No specific targets identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should reflect the principles set out in this Planning Statement where appropriate. The IIA Framework should include objectives and/or guide questions relating to educational provision.
<p>Department for Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy</p>		
<p>This Paper plots out how the UK will meet the cut in emissions set out in the budget of 34% on 1990 levels by 2020. The Plan includes:</p> <ul style="list-style-type: none"> New money for a 'smart grid', and to help regions and local authorities prepare for and speed up planning decisions on renewable and low carbon energy whilst protecting legitimate environmental and local concerns; Funding to significantly advance the offshore wind industry in the UK; Funding to cement the UK's position as a global leader in wave and tidal energy; 	<p>Sets out a vision that by 2020:</p> <ul style="list-style-type: none"> More than 1.2 million people will be in green jobs; 7 million homes will have benefited from whole house makeovers, and more than 1.5 million households will be supported to produce their own clean energy; Around 40 percent of electricity will be from low-carbon sources, from renewables, nuclear and clean coal; We will be importing half the amount of gas that we otherwise would; and The average new car will emit 40% less carbon than now. 	<ul style="list-style-type: none"> Strategy covers a number of IIA Objectives including climate change, energy and air quality; landscape; geology and biodiversity; and waste. Review of the Adopted Local Plan & associated documents must recognise the importance to cut emissions in line with national targets.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Funding to explore areas of potential “hot rocks” to be used for geothermal energy; • Challenging 15 villages, towns or cities to be testbeds for piloting future green initiatives; • Support for anaerobic digestion; • Encouraging private funding for woodland creation; and • Reducing the amount of waste sent to landfill, and better capture of landfill emissions etc. 		
Department for Food and Rural Affairs (2002) “Working with the grain of nature – A Biodiversity Strategy for England”		
<p>The vision is for ‘a country – its landscapes and water bodies, coasts and seas, towns and cities – where wild species and habitats are part of healthy functioning ecosystems; where we nurture, treasure and enhance our biodiversity, and where biodiversity is a natural consideration of policies and decisions, and in society as a whole.’</p>	<p>Agreement targets have been set to bring 95% of SSSIs into favourable condition by 2010 and to reverse the decline in farmland birds.</p> <p>Headline Indicators include:</p> <ul style="list-style-type: none"> • The population of wild birds; • The condition of Sites of Special Scientific Interest; • Progress with Biodiversity Action Plans; • Area of land under agri-environment agreement; • Biological quality of rivers; • Fish stocks around the UK fished within safe limits; • Progress with Local Biodiversity Action Plans; and • Public attitudes to biodiversity. 	<ul style="list-style-type: none"> • Develop policies that support the vision emphasising biodiversity. • Include sustainability objectives and criteria that address the headline indicators. • Consider targets that require 95% of SSSI's within region to be of a favourable condition.
Defra (2004) Rural Strategy		
<p>The Government’s three priorities for rural policy are:</p> <p>1. Economic and Social Regeneration – supporting enterprise across rural England, but targeting greater resources at areas of greatest need.</p> <ul style="list-style-type: none"> • Building on the economic success of the majority of rural areas. • Tackling the structural economic weaknesses and accompanying poor social conditions. <p>2. Social Justice for All – tackling rural social exclusion wherever it occurs and providing fair access to services and opportunities for all rural people.</p>	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan policies should seek to support the overarching themes contained within the Rural Strategy. In particular promoting economic development in rural areas and tackling social exclusion, including the promotion of good access to services and facilities. • Policies to maintain and to enhance the quality of the countryside should also be considered. • The IIA Framework should consider policies that encompass the overarching actions of the strategy, in particular the promoting access to services and facilities, protecting the countryside and promoting appropriate economic development.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Social priorities are to ensure fair access to public services and affordable. In both more and less prosperous areas, to tackle social exclusion wherever it occurs. <p>3. Enhancing the Value of our Countryside – protecting the natural environment for this and future generations.</p>		
<p>Defra (2007) Air Quality Strategy for England, Scotland, Wales and Northern Ireland</p>		
<p>The Strategy:</p> <ul style="list-style-type: none"> sets out a way forward for work and planning on air quality issues; sets out the air quality standards and objectives to be achieved; introduces a new policy framework for tackling fine particles; and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. 	<p>The Air Quality Strategy sets out objectives for a range of pollutants that have not been reproduced here due to space constraints.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take account of the Air Quality Strategy where there are likely to be issues relating to air quality
<p>Defra (2007) Strategy for England's Trees, Woods and Forests (ETWFs)</p>		
<p>Key aims for government intervention in trees, woods and forests are:</p> <ul style="list-style-type: none"> to secure trees and woodlands for future generations; to ensure resilience to climate change; to protect and enhance natural resources; to increase the contribution that trees, woods and forests make to our quality of life; and to improve the competitiveness of woodland businesses and products. <p>These aims will form the basis on which the Delivery plan will be developed by Natural England and the Forestry Commission England (FCE). The strategy provides a national policy direction, which can be incorporated alongside regional</p>	<p>Strategy aims to create 2,200 hectares of wet woodland in England by 2010.</p>	<ul style="list-style-type: none"> Plan policies to protect and enhance trees, woods and forests. In turn ensuring resilience to climate change.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
priorities within regional forestry frameworks.		
Defra (2008) England Biodiversity Strategy Climate Change Adaptation Principles Conserving Biodiversity in a Changing Climate		
<p>The report sets out a number of broad principles and goals including:</p> <ul style="list-style-type: none"> • Conserve existing biodiversity • Conserve protected areas and other high quality areas • Reduce sources of harm not linked to climate • Use existing biodiversity legislation and international agreements • Conserve range and ecological variability of habitats and species 	No targets or indicators	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to support and protect existing habitats and species and ecological networks
Defra (2010) Making Space for Nature: A Review of England's Wildlife Sites and Ecological Network		
<p>The report proposes the overall aim for England's ecological network should be to achieve a natural environment where, compared to the situation in 2000, biodiversity is enhanced with the diversity, functioning and resilience of ecosystems re-established in a network for nature that can sustain these levels into the future, even given continuing environmental change and human pressures</p>	<p>No formal targets or indicators but a number of recommendations are identified under the following themes:</p> <ul style="list-style-type: none"> • Improve the management and condition of wildlife sites • Improve the protection and management of remaining wildlife habitats • Become better at deriving multiple benefits from the ways society interacts with the environment • Need for society to accept change in nature conservation is necessary, desirable and achievable. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to preserve the ecological network • The IIA Framework should consider the ecological network in its objectives/guidance questions
Defra (2011) Safeguarding our Soils – A Strategy for England		
<p>The strategy is underpinned by the following vision: By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations. Achieving this vision will mean that:</p> <ul style="list-style-type: none"> • agricultural soils will be better managed and threats to them will be addressed; • soils will play a greater role in the fight against climate change and in helping us to manage its impacts; 	No further targets identified.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to protect soil quality where appropriate. • The IIA Framework should include an objective/guide question relating to the effects of policies/proposals on soils.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with. 		
Defra (2011) Biodiversity 2020: a Strategy for England's Wildlife and Ecosystem Services		
<p>The Strategy is designed to help to deliver the objectives set out in the Natural Environment White Paper.</p>	<p>The strategy includes the following priorities:</p> <ul style="list-style-type: none"> Creating 200,000 hectares of new wildlife habitats by 2020 Securing 50% of SSSIs` in favourable condition, while maintaining at least 95% in favourable or recovering condition Encouraging more people to get involved in conservation by supporting wildlife gardening and outdoor learning programmes Introducing a new designation for local green spaces to enable communities to protect places that are important to them 	<ul style="list-style-type: none"> Develop policies that support the vision emphasising biodiversity.
Defra (2011) Natural Environment White Paper: The Natural Choice - Securing the Value of Nature		
<p>The Natural Environment White paper sets out the Government's plans to ensure the natural environment is protected and fully integrated into society and economic growth.</p>	<p>The White Paper sets out four key aims:</p> <ul style="list-style-type: none"> (i) protecting and improving our natural environment; (ii) growing a green economy; (iii) reconnecting people and nature; and (iv) international and EU leadership, specifically to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security and to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens. 	<ul style="list-style-type: none"> Develop policies that support the vision emphasising biodiversity.
Defra (2012) UK Post 2010 Biodiversity Framework		
<p>The Framework is to set a broad enabling structure for action across the UK between now and 2020:</p> <ul style="list-style-type: none"> i. To set out a shared vision and priorities for UK- scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute; ii. To identify priority work at a UK level which will be needed to help deliver the Aichi targets and the EU Biodiversity Strategy; 	<p>The Framework sets out 20 new global 'Aichi targets' under 5 strategic goals</p> <ul style="list-style-type: none"> Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society Reduce the direct pressures on biodiversity and promote sustainable use To improve the status of biodiversity by safeguarding ecosystems species and genetic diversity Enhance the benefits to all from biodiversity and ecosystem services Enhance implementation through participatory planning, knowledge management and capacity building 	<ul style="list-style-type: none"> Review of the Adopted Local Plan policies should seek to protect biodiversity The IIA Framework should ensure that the objectives of biodiversity conservation and enhancement are taken into consideration.

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<p>iii. To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work; and</p> <p>iv. To streamline governance arrangements for UK- scale activity</p>		
<p>Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate</p>		
<p>This Programme contains a mix of policies and actions to help adapt successfully to future weather conditions, by dealing with the risks and making the most of the opportunities.</p> <p>It sets out a number of objectives, including:</p> <ul style="list-style-type: none"> To provide a clear Local Plan framework to enable all participants in the planning system to deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change. To increase the resilience of homes and buildings by helping people and communities to understand what a changing climate could mean for them and to take action to become resilient to climate risks. To ensure infrastructure is located, planned, designed and maintained to be resilient to climate change, including increasingly extreme weather events. 	<p>The Programme identifies a number of actions although no formal targets are identified.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan proposals should seek to adapt to the effect of climate change. The IIA Framework should include an objective/guide question relating to climate change adaptation.
<p>Defra (2021) Waste Management Plan for England</p>		
<p>Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. The document includes measures to:</p>	<p>The Plan seeks to ensure that by 2035:</p> <ul style="list-style-type: none"> the preparing for re-use and the recycling of municipal waste is increased to a minimum of 65% by weight. the amount of municipal waste landfilled is reduced to 10% or less of the total amount of municipal waste generated (by weight). <p>Local waste plans should:</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan should consider opportunities to reduce waste and encourage recycling and composting. The IIA Framework should include an objective/guide question relating to waste management

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<ul style="list-style-type: none"> Encourage reduction and management of packaging waste Promote high quality recycling Encourage separate collection of bio-waste Promote the re-use of products and preparing for re-use activities 	<ul style="list-style-type: none"> promote high quality recycling including the setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors. include measures to encourage the separate collection of bio-waste with a view to the composting and digestion of bio-waste. Include measures to be taken to promote the re-use of products and preparing for re-use activities 	
Defra (2013) Government Forestry and Woodlands Policy Statement		
<p>The Policy Statement has the following three key objectives, in priority order:</p> <ul style="list-style-type: none"> Protecting the nation's trees, woodlands and forests from increasing threats such as pests, diseases and climate change, Improving their resilience to these threats and their contribution to economic growth, people's lives and nature; Expanding them to increase further their economic, social and environmental value 	<p>To achieve the objectives, Defra will:</p> <ul style="list-style-type: none"> Work with the Natural Capital Committee and the Office of National Statistics to develop a set of natural capital accounts for UK forestry and use this to develop a set of natural capital accounts for the Public Forest Estate, Develop a woodland ecosystem market roadmap by summer 2013 to bring together actions by Government and our partners over the next 5 years to (a) build knowledge (b) develop wider networks of collaboration and expertise and (c) implement mechanisms and projects to demonstrate good practice; and Work with other organisations and initiatives to support the further development of markets in forest carbon and other ecosystem services such as water and biodiversity 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should consider opportunities to protect, enhance and expand the City's woodland resource. The IIA Framework should seek to protect woodland and enhance its value where practicable.
Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO₂) in UK		
<p>This plan sets out how the Government will improve air quality in the UK by reducing nitrogen dioxide emissions in towns and cities. The air quality plans set out targeted local, regional and national measures across 37 zone plans (areas which have identified air quality issues with nitrogen dioxide), a UK overview document and a national list of measures. Measures relate to freight, rail, sustainable travel, low emission vehicles and cleaner transport fuels, among others.</p>	<p>The plan identifies that Chelmsford is anticipated to meet its NO₂ requirements for roads in 2018.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have regard to poor air quality and the need for locally specific measures to address this issue. The IIA Framework should include objective/guide questions relating to addressing air quality issues.
Defra (2019) Clean Air Strategy		
<p>Sets out how the government proposes to tackle all sources of air pollution, making air healthier to breathe, protecting nature and boosting the economy, complementing complements three other UK government strategies, the: Industrial</p>	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should have regard to poor air quality and the need for locally specific measures to address this issue. The IIA Framework should include objective/guide questions relating to addressing air quality issues.

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Strategy the Clean Growth Strategy and the 25 Year Environment Plan		
Department for Levelling Up, Housing and Communities (DLHC) (2021) National Design Guide		
<p>This document contains planning practice guidance regarding the creation of beautiful, enduring and successful places. The focus of the document is on explaining what constitutes good design. The document identifies the following ten characteristics that are important for good design:</p> <ul style="list-style-type: none"> • Context • Identity • Built form • Movement • Nature • Public spaces • Uses • Homes & buildings • Resources • Lifespan 	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should encourage well designed developments and places over its lifespan. • The IIA Framework should include objective/guide questions relating to good design.
HM Government (2021) The Environment Act		
<p>Sets out the Government's expectations for environmental improvement by setting out a legal framework covering:</p> <ul style="list-style-type: none"> • Environmental governance • Environmental regulation • Waste and resource efficiency • Air quality and environmental recall • Water • Nature and biodiversity • Conservation covenants 	<p>Delivery through the following Environmental Principles: integration, prevention, rectification at source, polluter pays and precautionary</p> <p>Delivery of Local Nature Recovery Strategies: - a network of spatial nature strategies</p> <p>Delivery of Biodiversity Net Gain through a Biodiversity Gain Plan</p> <p>The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage (i.e. 10%).</p> <p>A "biodiversity gain site register" will be created for individual development sites which are also to be maintained for at least 3 decades following the completion of the scheme.</p>	<p>The Review of the Adopted Local Plan should ensure that there are provisions for delivering Biodiversity Net Gain</p> <p>Delivery of Biodiversity Net Gain through a Biodiversity Gain Plan to include:</p> <ul style="list-style-type: none"> – Details of the steps taken or to be taken to reduce the adverse effect of the development on biodiversity of the onsite habitat and any other habitat. – The pre and post biodiversity value of the onsite habitat(post –development value must be at least the value specified in the plan. – Any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development. – Any biodiversity credits purchased for the development.
Department for Transport (2019) Future of Mobility: Urban Strategy		
This document seeks to quantify how transportation methods are changing and how transportation might look in the	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should ensure it provides the needed infrastructure over its lifetime.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
future. It identifies that individual travel is very slowly falling (person travel) whilst demand for mass travel (public transport etc) continues to rise.		<ul style="list-style-type: none"> The IIA Framework should consider infrastructure improvements.
Department for Transport (2021) Transitioning to zero emission cars and vans: 2035 delivery plan		
This document establishes a roadmap for the UK's transition to zero emission cars and vans over the next 15 years. The document commits the UK government to phasing out the sale of new petrol and diesel cars and vans by 2030, and that all new cars and vans will be fully zero emission from the tailpipe from 2035.	The phasing out of polluting cars and vans by 2035.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it can encourage a modal shift to more sustainable forms of transport and the uptake of more sustainable forms of private transport. The IIA Framework should include objective/guide questions relating to the creation of greenhouse gases.
Environment Agency (2009) 'Water for people and the environment' - Water Resources Strategy for England and Wales		
<p>Strategy sets out how water resources in England and Wales should be managed and provides a plan of how to use them in a sustainable way, now and in the future. The Strategy aims to:</p> <ul style="list-style-type: none"> enable habitats and species to adapt better to climate change; allow the way we protect the water environment to adjust flexibly to a changing climate; reduce pressure on the environment caused by water taken for human use; encourage options resilient to climate change to be chosen in the face of uncertainty; better protect vital water supply infrastructure; reduce greenhouse gas emissions from people using water, considering the whole life-cycle of use; and improve understanding of the risks and uncertainties of climate change. 	<ul style="list-style-type: none"> Target set for England, that the average amount of water used per person in the home is reduced to 130 litres each day by 2030. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan and associated documents should take on board objectives set within the Strategy. These particularly apply to providing efficiency in terms of water use and protecting water resources.
Environment Agency (2016) Managing Water Extraction		
Sets out the Environment Agency's policies for managing surface and ground water abstraction licences and proposals to help recover resources where	The aim of this document is to contribute to the sustainable management of water resources.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take account of water abstraction is a key requirement of many developments.

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abstraction is unsuitable.		
Environment Agency (2021) Flood risk assessments: climate change allowances		
This document governs and provides advice on how developers and Local Authorities should use climate change allowances. The goal of the document is to overall ensure that the potential effects of climate change in terms of its effects on the local water environment (more rainfall, peak flows etc) have been properly considered.	No specific target or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should ensure any development constructed during its lifetime is resilient to the effects of climate change and especially from flooding. The IIA Framework should include objective/guide questions relating to flood risk and the effects of climate change.
Forestry Commission (2005) Trees and Woodlands Nature's Health Service		
An advisory document which provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.	No targets identified.	<ul style="list-style-type: none"> The IIA Framework should include objectives which relate to providing more equal access to opportunities, services and facilities for recreation.
Historic England (2015) Historic Environment Good Practice Advice in Planning Notes 1 to 3		
The purpose of these Good Practice Advice notes is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).	No specific targets identified.	<ul style="list-style-type: none"> The Council should have regard to the Advice note in preparing the Review of the Adopted Local Plan. The IIA Framework should include objectives relating to conservation and enhancement of the historic environment.
HM Government (1979) Ancient Monuments and Archaeological Areas Act		
The Act defines sites that warrant protection as ancient monuments. They can be a Scheduled Ancient Monuments or "any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it".	No targets identified.	The IIA Framework should include objectives and indicators relating to the cultural heritage, referencing Scheduled Monuments.
HM Government (1981) The Wildlife and Countryside Act 1981		

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

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The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs)	Under this Act, Natural England has responsibility for identifying and protecting SSSIs in England.	<ul style="list-style-type: none"> Develop policies that identify and continue the protection of SSSIs within the district. Consider targets that require 95% of SSSI's within region to be of a favourable condition.
HM Government (1990) Planning (Listed Building and Conservation Areas) Act		
The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.	No targets or indicators.	The IIA Framework should include objectives and indicators relating to the cultural heritage, referencing Listed Buildings and Conservation Areas.
HM Government (2000) Countryside and Rights of Way Act 2000		
<p>This Act:</p> <ul style="list-style-type: none"> gives people greater freedom to explore open country on foot; creates a duty for Highway Authorities and National Park Authorities to establish Local Access Forums; provides a cut-off date of 1 January 2026 for the recording of certain rights of way on definitive maps and the extinguishment of those not so recorded by that date; offers greater protection to wildlife and natural features, better protection for Sites of Special Scientific Interest (SSSIs) and more effective enforcement of wildlife legislation; and protects Areas of Outstanding Natural Beauty with legislation similar to that for National Parks. 	Act seeks to protect sites of landscape and wildlife importance.	<ul style="list-style-type: none"> IIA Objectives should seek to protect areas of landscape and wildlife importance.
HM Government (2003) Sustainable Energy Act		
The Act aims to promote sustainable energy development and use and report on progress regarding cutting the UK's carbon emissions and reducing the number of people living in fuel poverty.	Specific targets are set by the Secretary of State as energy efficiency aims.	<ul style="list-style-type: none"> The Act requires the encouragement and reporting on the UK's attempts to increase energy efficiency and renewable energy use. The IIA Framework should include objectives relating to climate change and energy use.
HM Government (2003) Energy White Paper - Our Energy Future, Creating a Low Carbon Economy		
<p>Four Goals:</p> <ul style="list-style-type: none"> to put ourselves on a path to cut the UK's carbon dioxide emissions - the main contributor to global warming - 	Reduction in carbon dioxide emissions of some 60% from current levels by about 2050 with real progress by 2020.	<ul style="list-style-type: none"> Review of the Adopted Local Plan should ensure that policies are in place to encourage the reduction in carbon dioxide emissions whilst promoting sustainable economic growth.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>by some 60% by about 2050, with real progress by 2020;</p> <ul style="list-style-type: none"> to maintain the reliability of energy supplies; to promote competitive markets in the UK and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and to ensure that every home is adequately and affordably heated. 		<ul style="list-style-type: none"> IIA Framework should include objectives which aim to provide a reduction in greenhouse gas emissions.
HM Government (2004, revised 2006) Housing Act		
<p>The Act requires the energy efficiency of a building to be established and available as part of the Home Information Pack, part of the implementation of EU Directive 2002/91/EC.</p>	<p>Energy efficiency must be at least 20% greater in properties by 2010 than compared with 2000.</p>	<p>The Act requires greater energy efficiency in residential buildings. The IIA Framework should include objectives relating to climate change and energy use.</p>
HM Government (2005) Securing the Future – the UK Sustainable Development Strategy (2005)		
<p>The Strategy has 5 guiding principles:</p> <ul style="list-style-type: none"> Living within environmental limits Ensuring a strong, healthy and just society Achieving a sustainable economy Promoting good governance Using sound science responsibly and 4 strategic priorities: sustainable consumption and production natural resource protection and environmental enhancement sustainable communities. 	<p>The Strategy contains a new set of indicators to monitor progress towards sustainable development in the UK. Those most relevant at the district level include:</p> <ul style="list-style-type: none"> Greenhouse gas emissions Road freight (DM7 emissions and tonne km, tonnes and GDP) Household waste (a) arisings (b) recycled or composted Local environmental quality 	<ul style="list-style-type: none"> Consider how the Review of the Adopted Local Plan can contribute to Sustainable Development Strategy Objectives. Consider using some of the indicators to monitor the effects of the Review of the Adopted Local Plan and as basis for collecting information for the baseline review. The IIA Framework should reflect the guiding principles of the Strategy.
HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006		
<p>The Act:</p> <ul style="list-style-type: none"> Makes provision about bodies concerned with the natural environment and rural communities; Makes provision in connection with wildlife, Sites of Special Scientific Interest (SSSIs), National Parks and the Broads; Amends the law relating to rights of way; 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> The IIA Framework should reflect the guiding principles of the Act..

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<ul style="list-style-type: none"> Makes provision as to the Inland Waterways Amenity Advisory Council; Makes provision as to the Inland Waterways Amenity Advisory Council; and Provides for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes. 		
HM Government (2016) Energy Act 2016		
<p>Sets out the Government's international and domestic Energy Strategy to respond to changing circumstances with respect to tackling climate change and ensuring secure, clean and affordable energy as we become increasingly dependent on imported fuel. Further it addresses the long term energy challenges faced and delivers four energy policy goals.</p>	<ul style="list-style-type: none"> To put ourselves on a path to cutting DM7 emissions by some 60% by 2050 with real progress by 2020; To maintain the reliability of energy supplies; To promote competitive markets in the UK and beyond; and To ensure that every home is adequately and affordably heated. 	<ul style="list-style-type: none"> Review of the Adopted Local Plan should ensure that policies are in place to encourage the reduction in carbon dioxide emissions whilst promoting sustainable economic growth. The IIA Framework should include objectives which seek to provide a reduction in greenhouse gas emissions and encourages energy efficiency.
HM Government (2008) The Climate Change Act 2008 (as amended)		
<p>This Act aims:</p> <ul style="list-style-type: none"> to improve carbon management and help the transition towards a low carbon economy in the UK; and to demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen next year. 	<p>The Act sets:</p> <ul style="list-style-type: none"> Legally binding targets - Green house gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in DM7 emissions of at least 26% by 2020, against a 1990 baseline. The 2020 target will be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the increase in the 2050 target to 80%. Further the Act provides for a carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050. The first three carbon budgets will run from 2008-12, 2013-17 and 2018-22, and must be set by 1 June 2009. 	<ul style="list-style-type: none"> Act sets out a clear precedent for the UK to lead in responding to the threats climate change provides. The Review of the Adopted Local Plan and associated documents must ensure that greenhouse gases are reduced or minimised and that energy use comes increasingly from renewable sources.
HM Government (2008) The Planning Act 2008		
<p>Introduces a new system for nationally significant infrastructure planning, alongside further reforms to the Town and Country Planning system. A major component of this legislation is the introduction of an independent Infrastructure Planning Commission (IPC),</p>	<p>No key targets.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan and associated documents should take into account any relevant National Policy Statements when published.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>to take decisions on major infrastructure projects (transport, energy, water and waste). To support decision-making, the IPC will refer to the Government's National Policy Statements (NPSs), which will provide a clear long-term strategic direction for nationally significant infrastructure development.</p>		
<p>HM Government (2009) The UK Renewable Energy Strategy</p>		
<p>Strategy sets out to:</p> <ul style="list-style-type: none"> Put in place the mechanisms to provide financial support for renewable electricity and heat worth around £30 billion between now and 2020; Drive delivery and clear away barriers; Increase investment in emerging technologies and pursue new sources of supply; and Create new opportunities for individuals, communities and business to harness renewable energy. 	<p>A vision is set out in the document whereby by 2020:</p> <ul style="list-style-type: none"> More than 30% of our electricity generated from renewables; 12% of our heat generated from renewables; and 10% of transport energy from renewables. 	<ul style="list-style-type: none"> The IIA Framework should include objectives which seek to provide support for renewable energy.
<p>HM Government (2010) The Conservation of Habitats and Species Regulations 2010</p>		
<p>This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.</p>	<p>The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.</p>	<ul style="list-style-type: none"> The IIA Framework should include objectives which seek to conserve the natural environment.
<p>HM Government (2010) Flood and Water Management Act 2010</p>		
<p>The Flood and Water Management Act 2010 makes provisions about water, including provision about the management of risks in connection with flooding and coastal erosion.</p>	<p>Those related to water resources, include:</p> <ul style="list-style-type: none"> To widen the list of uses of water that water companies can control during periods of water shortage, and enable Government to add to and remove uses from the list. To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments. To reduce 'bad debt' in the water industry by amending the Water Industry Act 1991 to provide a named customer and clarify who is responsible for paying the water bill. To make it easier for water and sewerage companies to develop and implement social tariffs where companies consider there is a good cause to do so, and in light of guidance that will be issued by the Secretary of State following a full public consultation. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should improve the water environment of the region over its lifetime and ensure new development are not at risk of flooding. The IIA Framework should have guide questions relating to flood risk.
<p>HM Government (2010) Local Growth: Realising Every Place's Potential</p>		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>Sets out a goal to promote strong, sustainable and balanced growth. Focuses on the approach to local growth proposing measures to shift power away from central government to local communities, citizens and independent providers. LEPs introduced to provide a vision and leadership for local economic growth.</p>	<p>LEPs will be expected to fund their own day to day running costs or submit bids to the Regional Growth Fund, to try and stimulate enterprise by supporting projects with potential to create economic growth and employment</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should have due regard to the need for strong, sustainable and balance growth. • The IIA Framework should consider the nature of growth to ensure that the economy remains balanced and growth is sustainable.
<p>HM Government (2010) White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England</p>		
<p>Aims to create a 'wellness' service (Public Health for England) and to strengthen both national and local leadership.</p>	<p>No formal targets.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should support this plan through policy. • The SA should look at healthy issues and the way the site allocations will support these.
<p>HM Government (2011) Water for Life: White Paper</p>		
<p>Water for Life describes a vision for future water management in which the water sector is resilient, in which water companies are more efficient and customer focused, and in which water is valued as the precious and finite resource it is. Water for Life includes several proposals for deregulating and simplifying legislation, to reduce burdens on business and stimulate growth. Ofwat's proposals for reducing its regulatory burdens complement these.</p>	<p>No target or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should ensure that future water management is resilient, efficient and customer focused • In order to ensure future water management is resilient SEA should consider resilience to climate change and should consider the human environment to ensure water companies remain customer focused.
<p>HM Government (2011) Plan for Growth</p>		
<p>Programme of structural reforms to remove barriers to growth for businesses and equip the UK to compete in the global race</p>	<p>No formal targets, sets out the government's four ambitions for growth:</p> <ul style="list-style-type: none"> • Creating the most competitive tax system in the G20; • Encouraging investment and exports as a route to a more balanced economy; • Making the UK the best place in Europe to start, finance and grow a business; and • Creating a more educated workforce that is the most flexible in Europe 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should have regard to the need for strong and competitive growing economy
<p>HM Government (2011) National Infrastructure Plan</p>		
<p>Key goal to ensure the security of electricity and gas within the UK, The Plan seeks to clarify the potential contribution of shale gas and other unconventional resources to indigenous gas supplies through updated estimates of share gas resources.</p>	<p>The Plan contains major commitments to improve the UK's transport and broadband networks</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should ensure that policies consider the goal of the Infrastructure Plan

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
HM Government (2011) The Localism Act		
<p>The Localism Bill includes five key measures that underpin the Government's approach to decentralisation.</p> <ul style="list-style-type: none"> • Community rights; • Neighbourhood planning; • Housing; • General power of competence; • Empowering cities and other local areas. 	No key targets or indicators	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should take into consideration community involvement as and Enable communities to influence the decisions that affect their neighbourhoods and quality of life.
HM Government (2011) UK Marine Policy Statement		
<p>The Marine Policy Statement (MPS) is the framework for preparing Marine Plans and taking decisions affecting the marine environment. It identifies the following objectives:</p> <ul style="list-style-type: none"> • Promote sustainable economic development; • Enable the UK's move towards a low-carbon economy, in order to mitigate the causes of climate change; • Ensure a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and • Contribute to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues. 	No specific targets identified.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should support the implementation of the MPS where possible. • The IIA Framework should reflect the objectives of the MPS.
HM Government (2021) South East Inshore Marine Plan		
<p>The Plan is an enabling mechanism, providing greater certainty about where new activities can best take place, and assisting marine users in determining preferred locations.</p> <p>Specifically, the South East Marine Plan:</p> <ul style="list-style-type: none"> • enables efficient use of space, highlighting the need and opportunities for coexistence in areas with high 	No specific targets identified.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should support the implementation of the South East Marine Plan where appropriate. • The IIA Framework should reflect the objectives of the South East Marine Plan.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>concentrations of activity, or where the geography of the area does not allow alternatives</p> <ul style="list-style-type: none"> • enables communication and negotiation where co-existence is an option, so impacts can be avoided, minimised and/or mitigated. In some cases where impacts cannot be mitigated but where proposals will bring other benefits, the Plan enables these to be considered in the decision-making process • gives greater certainty around current activity by providing real-time data through the Explore Marine Plans digital service • provides appropriate safeguarding for areas of future resource potential where there is sufficient evidence and consents have been secured • allows flexibility where evidence is limited so proponents and decision-makers are able to apply their knowledge and experience • supports the development of proposals by: <ul style="list-style-type: none"> - setting out non-spatial requirements that apply to proposals regardless of their specific location, such as how an activity or development is undertaken - identifying how proposals can support the vision and objectives of the south east marine plan area to improve the chances of success in the decision-making process - providing context for when 'imperative reasons of overriding public interest' are being considered⁴, such as the need for nationally significant infrastructure 		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>- increasing awareness of which other relevant legislation, guidance and existing measures should or must be taken into consideration</p>		
HM Government (2013) Carbon Plan: Delivering our Low Carbon Future		
<p>This sets out how the UK will achieve decarbonisation within the framework of energy policy:</p> <ul style="list-style-type: none"> To make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households. 	<p>No key targets.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider policies in term of access by low-carbon means and also the capacity for sites to use low carbon sources of energy. The IIA needs to ensure that the plan is embracing the low carbon agenda and appropriate sustainability objectives are utilised to assess the plan's credentials in terms of a low carbon future and the impact it could have on climate change.
HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013		
<p>The Community Infrastructure Level (CIL) is a charge which may be applied to new developments by local authorities. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.</p>	<p>No key targets.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should make some reference to the possibility of a Charging Schedule, as per the regulations. The SA should make some reference to how proposed development will improve the social, economic and environmental issues that exist in areas that will accommodate housing.
HM Government (2013) Achieving Strong and Sustainable Economic Growth		
<p>Sets out how the government is removing barriers to growth allowing the UK to compete in a rapidly changing global economy.</p>	<p>No formal targets but the policy contains a number of actions to attract investment within the UK, supporting local growth, investing in infrastructure and creating a more educated and flexible workforce.</p>	<ul style="list-style-type: none"> Develop policies that have due regard to the need for a strong, sustainable and balanced growth
HM Government (2014) Water Act 2014		
<p>The provisions in the Act enable the delivery of Government's aims for a sustainable sector as set out in the Water White Paper in a way that this is workable and clear. This Act aims to makes steps towards reducing regulatory burdens, promoting innovation and investment, giving choice and better service to customers and enabling more efficient use of scarce water resources.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> The IIA Framework should consider objectives seeking to protect and improve the quality of inland and coastal waters.
HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The regulations implement provisions of the Water Framework Directive (Directive 2000/60/EC), the Environmental Quality Standards Directive (Directive 2008/105/EC) and the priority substances amendment of these directives (Directive 2013/39/EU). This includes directions for the classification of surface water and groundwater bodies, monitoring requirements, standards for ecological and chemical status of surface waters, and environmental quality standards for priority substances.</p>	<p>No targets or indicators</p>	<p>The SEA should include objectives relating to water quality, water resources, sustainable water use, and biodiversity.</p>
<p>HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016</p>		
<p>The Regulations provide a consolidated system of environmental permitting in England and Wales, and transpose the provisions of 15 EU Directives. It provides a system for environmental permits and exemptions for industrial activities, mobile plant, waste operations, mining waste operations, water discharge activities, groundwater activities, flood risk activities and radioactive substances activities. It also sets out the powers, functions and duties of the regulators. Certain flood risk activities are now regulated under the Environmental Permitting Regulations, with environmental permits required for some activities. There are slight variations between England and Wales.</p>	<p>No targets or indicators</p>	<p>The Review of the Adopted Local Plan should accord with these Regulations.</p>
<p>HM Government (2016) Government Response to the Committee on Climate Change</p>		
<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those</p>	<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response</p>	<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response</p>

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
recommendations that are responded to within this response.		
HM Government (2017) The Conservation of Habitats and Species Regulations 2017		
This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	The IIIIA Framework should include objectives which seek to conserve the natural environment.
HM Government (2021) The Environment Act 2021		
The Act supports the UK Government's 25 Year Environment Plan to improve the environment and brings about urgent and meaningful action to combat the environmental issues that the UK is facing. A key component of the Act is to set at least one long-term legally binding target in each of the following four key areas: air quality, resource efficiency and waste reduction, biodiversity and water. The Act sets out the criteria for these long-term targets which will also be supported by interim targets. These will be reviewed every five years via the Significant Improvement Test.	<ul style="list-style-type: none"> • Air quality: reducing annual mean level of fine particulate matter; reducing population exposure to particulate matter. • Resource efficiency and waste reduction: increasing resource efficiency; reduce the volume of 'residual' waste. • Biodiversity: improve the quality of habitats expressed through the condition of protected sites (SSSIs); improve the overall status of species populations; restore and create wildlife-rich habitat outside protected sites. The Act requires new development to achieve at least 10% biodiversity net gain. • Water: reduce pollution from agriculture; reduce pollution from wastewater; reduce water demand. 	The IIA Framework should include objectives relating to the conservation and enhancement of natural resources (air, water, resource use and biodiversity) and include specific targets demonstrating how these objectives will be advanced over the lifetimes of the Review of the Adopted Local Plan.
HM Government (2021) Building Back Better: Our Plan for Growth		
Sets out the government's plans to support economic growth through significant investment in infrastructure, skills and innovation.	<p>Infrastructure</p> <ul style="list-style-type: none"> • Stimulate short-term economic activity and drive long-term productivity improvements via record investment in broadband, roads, rail and cities, as part of our capital spending plans worth £100 billion next year. • Connect people to opportunity via the UK-wide Levelling Up Fund and UK Shared Prosperity Fund, as well as the Towns Fund and High Street Fund, to invest in local areas. • Help achieve net zero via £12 billion of funding for projects through the Ten Point Plan for a Green Industrial Revolution. • Support investment through the new UK Infrastructure Bank which will 'crowd-in' private investment to accelerate our progress to net zero, helping to level up the UK. This will invest in local authority and private sector infrastructure projects, as well as providing an advisory function to help with the development and delivery of projects. <p>Skills</p> <ul style="list-style-type: none"> • Support productivity growth through high-quality skills and training: transforming Further Education through additional investment and reforming technical education to align the post-16 technical education system with employer demand. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should take note of the broad approach to investment and in partnership identify where funding and other opportunities might reside. • The IIIIA Framework should ensure it considers how the Review of the Adopted Local Plan would take advantage of investment opportunities which seek to boost economic performance.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> Introduce the Lifetime Skills Guarantee to enable lifelong learning through free fully funded Level 3 courses, rolling out employer-led skills bootcamps, and introducing the Lifelong Loan Entitlement. Continue to focus on the quality of apprenticeships and take steps to improve the apprenticeship system for employers, through enabling the transfer of unspent levy funds and allowing employers to front load apprenticeship training. <p>Innovation</p> <ul style="list-style-type: none"> Support and incentivise the development of the creative ideas and technologies that will shape the UK's future high-growth, sustainable and secure economy. Support access to finance to help unleash innovation, including through reforms to address disincentives for pension funds to invest in high-growth companies, continued government support for start ups and scale ups through programmes such as British Patient Capital, and a new £375 million Future Fund: Breakthrough product to address the scale up gap for our most innovative businesses. Develop the regulatory system in a way that supports innovation. Attract the brightest and best people, boosting growth and driving the international competitiveness of the UK's high-growth, innovative businesses. Support our small and medium-sized enterprises (SMEs) to grow through two new schemes to boost productivity: Help to Grow: Management, a new management training offer, and Help to Grow: Digital, a new scheme to help 100,000 SMEs save time and money by adopting productivity-enhancing software, transforming the way they do business. 	
HM Government (2022) Net Zero Strategy: Build Back Greener		
<p>Sets out policies and proposals for decarbonising all sectors of the UK economy to meet our net zero target by 2050.</p>	<p>The Ten Point Plan for a Green Industrial Revolution</p> <p>1: Advancing Offshore Wind, including:</p> <ul style="list-style-type: none"> – 40GW of offshore wind by 2030 including 1GW of floating wind (wind turbines generating electricity in water depths) – £160 million into modern ports and manufacturing infrastructure – The Offshore Transmission Network Review <p>2: Driving the Growth of Low Carbon Hydrogen, including:</p> <ul style="list-style-type: none"> – An ambition for 5GW of low carbon hydrogen production capacity by 2030 – £240 million Net Zero Hydrogen Fund – Hydrogen trials to test use of hydrogen in heating <p>3: Delivering New and Advanced Nuclear Power, including:</p> <ul style="list-style-type: none"> – Pursuing large-scale nuclear projects, subject to value for money – Legislating for a new financing model for nuclear projects – £385 million Advanced Nuclear Fund to enable up to £215 million into Small Modular Reactors 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take note of the approach to achieving net zero. The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would address opportunities for achieving net zero targets, particularly in the use of zero emission vehicles, green public transport, cycling and walking.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> – £170 million for a R&D programme on Advanced Modular Reactors 4: Accelerating the Shift to Zero Emission Vehicles, including: <ul style="list-style-type: none"> – End the sale of new pure petrol and diesel cars and vans by 2030 and consult on phase out for diesel HGVs – £1 billion to support electrification of UK vehicles and their supply chains – £1.3 billion to accelerate the roll-out of charging infrastructure – Publish a Green Paper in 2021 on the UK's post-EU emissions regulation 5: Green Public Transport, Cycling and Walking, including: <ul style="list-style-type: none"> – £120 million to begin introducing at least 4,000 zero emission buses – Billions of pounds in enhancements and renewals of the rail network – £5 billion to support buses, cycling and walking 6: Jet Zero and Green Ships, including: <ul style="list-style-type: none"> – A Jet Zero Council – £15 million to support production of Sustainable Aviation Fuels – £20 million for the Clean Maritime Demonstration Programme 7: Greener Buildings, including: <ul style="list-style-type: none"> – Ambition to install 600,000 heat pumps per year by 2028 – Energy efficiency funding, including the Public Sector Decarbonisation Scheme and Social Housing Decarbonisation Fund – Strengthened energy efficiency requirements for private sector landlords 8: Investing in Carbon Capture, Usage and Storage, including <ul style="list-style-type: none"> – Commitment for two industrial clusters by mid 2020s, and an aim for four sites by 2030, capturing up to 10Mt DM7 emissions per year – £1 billion CCUS Infrastructure Fund 9: Protecting Our Natural Environment, including <ul style="list-style-type: none"> – £5.2 billion for flood and coastal defences – New National Parks and Areas of Outstanding Natural Beauty – £40 million second round for the Green Recovery Challenge Fund – Establish 10 long-term Landscape Recovery projects over the next four years 10: Green Finance and Innovation, including <ul style="list-style-type: none"> – £1 billion Net Zero Innovation Portfolio (NZIP), including £100 million for Direct Air Capture and other Greenhouse Gas Removal (GGR) technologies – UK's first Sovereign Green Bond – Green Jobs Taskforce 	
<p>Ministry of Housing, Communities & Local Government (2017) (MHCLG) Fixing Our Broken Housing Market</p>		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>This document identifies that the housing market within the UK is broken due to successive governments not ensuring enough housing is built across the country. The document establishes a strategy for increasing the number of homes created within the UK. The use of brownfield land, infilling and the use of smaller sites are identified as key to building more homes alongside government funding. The document identifies the following needs:</p> <ul style="list-style-type: none"> • planning for the right homes in the right places • building homes faster • diversifying the market • helping people now 	<p>Increase the amount of housing Local Authorities create as much as possible/is reasonable.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to encourage a range of housing developments during its lifetime. • The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would provide for more housing over its lifetime.
<p>MHCLG (2017) Planning for the Right Homes in the Right Places</p>		
<p>This document contains methodologies on how to best calculate housing need and a need to ensure that housing developments are proportionate to their local context (landscape, infrastructure etc) to ensure they are built in the right places.</p>	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to encourage a range of housing developments during its lifetime. • The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would provide for more housing over its lifetime.
<p>MHCLG (2024) National Planning Policy Framework</p>		
<p>Achieving sustainable development</p>	<p>The NPPF was first published in 2012 and previous iterations of the SA had regard to that version. The NPPF was replaced in 2018. The revised NPPF was updated in February 2019. The NPPF was further updated in 2021, 2023 and December 2024. Section 2 of the NPPF states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives) (8):</p> <p>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</p> <p>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan must be consistent with the NPPF; and • The IIA Framework should include a range of economic, social and environmental objectives/guide questions

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>c) an environmental objective – to contribute to protecting and enhancing protect and enhance our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (9).</p>	
Delivering a sufficient supply of homes	<p>To determine the minimum number of homes needed strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals (60 61).</p> <p>The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (62).</p> <p>Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless (63):</p> <p>a) Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</p> <p>b) The agreed approach contributes to the objective of creating mixed and balanced communities.</p> <p>For major developments involving the provision of housing, planning policies should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area (76 65).</p> <p>Planning policies should identify a supply of (68):</p> <p>a) specific, deliverable sites for years one to five of the plan period; and</p> <p>b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan should reflect national policy in relation to the delivery of a sufficient supply of homes; and • The IIA Framework should ensure it considers how the Review of the Adopted Local Plan would provide for more housing over its lifetime.
Building a strong, competitive economy	<p>Planning policies should (82):</p> <p>a) Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;</p> <p>b) Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</p> <p>c) Seek to address potential barriers to investment, such as inadequate infrastructure, services or housing or a poor environment; and</p> <p>d) Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to identify and meet the needs of the local economy; and • The IIA Framework should ensure economic considerations are addressed.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>Paragraph 83 notes that Planning policies should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations. Planning policies should support a prosperous rural economy and should enable (84):</p> <p>a) The sustainable growth of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>b) The development and diversification of agricultural and other land-based rural business;</p> <p>c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and</p> <p>d) The retention and development of accessible local services and community facilities.</p>	
Ensuring the vitality of town centres	<p>Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should (86):</p> <p>a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters;</p> <p>b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;</p> <p>c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;</p> <p>d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary;</p> <p>e) where suitable and viable town centre sites are not available for main town centre uses, allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre; and</p> <p>f) recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan to include an appropriate range of policies in relation to town centres; and The IIA Framework should ensure economic considerations are addressed.
Promoting healthy and safe communities	<p>Planning policies and decisions should aim to achieve healthy, inclusive and safe places which (92):</p> <p>a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other;</p> <p>b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;</p> <p>c) Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan to include a range of policies and proposals to promote healthy and safe communities; and The IIA Framework should ensure health and well-being considerations are addressed.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>To provide the social, recreational and cultural facilities and services the community needs, planning policies should (93):</p> <ul style="list-style-type: none"> a) Plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments; b) Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) Guard against the unnecessary loss of valued facilities and services; d) Ensure established shops, facilities and services are able to develop and modernize, and are retained for benefit of the community; and e) Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. <p>Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails (100).</p> <p>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the Local Plan in respect of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period (101).</p>	
Promoting sustainable transport	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals, so that (paragraph 104):</p> <ul style="list-style-type: none"> a) The potential impacts of development on transport networks can be addressed; b) Opportunities from existing or proposed transport infrastructure, and changing transport and usage are realized; c) Opportunities to promote walking, cycling and public transport use are identified and pursued; d) The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account; and e) Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. <p>Paragraph 105 states: The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.</p> <p>Planning policies should (paragraph 106):</p> <ul style="list-style-type: none"> a) Support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities; 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to reflect policy in relation to sustainable transport; and • The IIA Framework should ensure sustainable transport considerations are addressed.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>b) Be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned;</p> <p>c) Identify and protect, where there is robust evidence, sites and routes which could be crucial in developing infrastructure to widen transport choice and realise opportunities for large scale development;</p> <p>d) Provide for high quality walking and cycling networks and supporting facilities such as cycle parking;</p> <p>e) Provide for any large scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy; and</p> <p>f) Recognise the importance of maintaining a national network of general aviation airfields, and their need to adapt and change over time.</p> <p>Paragraph 109 - Planning policies and decisions should recognise the importance of providing adequate overnight lorry parking facilities, taking into account any local shortages, to reduce the risk of parking in locations that lack proper facilities or could cause a nuisance. Proposals for new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use.</p>	
<p>Making effective use of land</p>	<p>Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land (119).</p> <p>Planning policies and decisions should (120):</p> <p>a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;</p> <p>b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;</p> <p>c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</p> <p>d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁵; and</p> <p>e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to include policies to secure the effective use of land and appropriate densities; and • The IIA Framework should include considerations relating to the effective use of land are addressed.

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	<p>Paragraph 121 states local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.</p> <p>Planning policies and decisions should support development that makes efficient use of land, taking into account (124):</p> <ul style="list-style-type: none"> a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places. 	
Achieving well designed places	<p>Planning policies and decisions should ensure that developments (130):</p> <ul style="list-style-type: none"> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to include policies and proposals that promote well designed places; and • The IIA Framework should ensure design considerations are addressed.
Protecting Green Belt land	<p>The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (137).</p> <p>Green Belt serves five purposes (138):</p> <ul style="list-style-type: none"> a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; 	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to demonstrate that national policy in relation to Green Belt has been appropriately applied; and • The IIA Framework does not assess options based on whether or not sites are in the Green Belt and it is proposed to maintain this approach.

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	<p>c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> <p>Paragraph 140 states: Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.</p> <p>Paragraph 141 states: Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:</p> <p>a) makes as much use as possible of suitable brownfield sites and underutilised land; b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.</p> <p>Paragraph 141 - Once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p>	<p>The framework provides the basis for identifying whether or not the Review of the Adopted Local Plan is consistent with the NPPF, e.g. through promotion of higher densities in centres.</p>
<p>Meeting the challenge of climate change, flooding and coastal change.</p>	<p>Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure (154).</p> <p>New development should be planned for in ways that (154):</p> <p>a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.</p> <p>To help increase the use and supply of renewable and low carbon energy and heat, plans should (155):</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to encourage climate change adaption and mitigation, within the confines set by any local requirements for the sustainability of buildings and should reflect the Government's policy for national technical standards; and • The IIA Framework should ensure climate and flooding considerations are addressed.

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	<p>a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);</p> <p>b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and</p> <p>c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p> <p>Paragraph 161 states that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:</p> <p>a) applying the sequential test and then, if necessary, the exception test as set out below;</p> <p>b) safeguarding land from development that is required, or likely to be required, for current or future flood management;</p> <p>c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and</p> <p>d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.</p> <p>Paragraph 162 notes that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.</p> <p>Paragraph 163 notes that if it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in national planning guidance.</p> <p>The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. For the exception test to be passed it should be demonstrated that (164):</p> <p>a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and</p> <p>a) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</p> <p>Paragraph 165 states that both elements of the exception test should be satisfied for development to be allocated or permitted.</p> <p>In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued</p>	

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	<p>across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes (170). Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and (171): a) be clear as to what development will be appropriate in such areas and in what circumstances; and b) make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.</p>	
<p>Conserving and enhancing the natural environment</p>	<p>Planning policies and decisions should contribute to and enhance the natural and local environment by (174): a) Protecting and enhancing valued landscapes, geological conservation interests and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) Minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures including Nature Recovery Networks 174); d) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and e) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in the Framework, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries (175). Paragraph 176 states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to reflect planning policy in respect of conserving and enhancing the natural environment; and • The IIA Framework should ensure considerations relating to the conservation and enhancement of the natural environment are addressed.

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	<p>a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;</p> <p>b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and</p> <p>c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</p> <p>To protect and enhance biodiversity and geodiversity, plans should (179):</p> <p>a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and</p> <p>b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</p> <p>In relation to ground conditions and pollution planning policies and decision should ensure that (183):</p> <p>a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);</p> <p>b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and</p> <p>c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.</p> <p>Paragraph 184 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. Paragraph 185 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:</p> <p>a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;</p> <p>b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and</p> <p>c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p> <p>Paragraph 186 states that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the</p>	

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	<p>cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.</p> <p>Paragraph 187 states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.</p> <p>Paragraph 188 states that the focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes).</p>	
<p>Conserving and enhancing the historic environment</p>	<p>Paragraph 189 states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.</p> <p>Paragraph 190 states: plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> a) The desirability of sustaining and enhancing the significance of the heritage assets, and putting them to viable uses consistent with their conservation; b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) The desirability of new development making a positive contribution to local character and distinctiveness; and d) Opportunities to draw on the contribution made by the historic environment to the character of a place. <p>Paragraph 193 of the NPPF states that local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.</p> <p>Paragraph 200 (note 68) of the NPPF identifies that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.</p>	<ul style="list-style-type: none"> • Review of the Adopted Local Plan to reflect national policy in relation to conserving and enhancing the historic environment; and • The IIA Framework should ensure considerations relating to the conservation and enhancement of the historic environment are addressed.

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Facilitating the sustainable use of minerals and waste	<p>Paragraph 210 states that planning policies should:</p> <p>a) provide for the extraction of mineral resources of local and national importance, but not identify new sites or extensions to existing sites for peat extraction;</p> <p>b) so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;</p> <p>c) safeguard mineral resources by defining Mineral Safeguarding Areas; and adopt appropriate policies so that known locations of specific minerals resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked);</p> <p>d) set out policies to encourage the prior extraction of minerals, where practical and environmentally feasible, if it is necessary for non-mineral development to take place;</p> <p>e) safeguard existing, planned and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material;</p> <p>f) set out criteria or requirements to ensure that permitted and proposed operations do not have unacceptable adverse impacts on the natural and historic environment or human health, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p> <p>g) when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and</p> <p>h) ensure that worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place.</p>	<ul style="list-style-type: none"> Review of the Adopted Local Plan to include appropriate policies in relation to minerals and waste; and The IIA Framework should ensure minerals and waste considerations are addressed.
NHS England (2014) Five Year Forward View		
The NHS Five Year Forward View sets out a vision for the future of the NHS.	No specific targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. The IIA Framework should include a specific objective relating to human health.
NHS England (2017) Next Steps on the Five Year Forward View		
The NHS Five Year Forward View set out why improvements were needed on our triple aim of better health, better care, and better value. This Plan concentrates on what will be achieved over the next two years, and how the Forward View's goals will be implemented.	No specific targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. The IIA Framework should include a specific objective relating to human health.
Public Health England (2020) Health Impact Assessment in spatial planning - A guide for local authority public health and planning teams		

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<p>The guide focuses on the use of Health Impact Assessment (HIA) in the planning system. An HIA is a process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project. A properly conducted HIA recommends measures to maximise positive impacts; minimise negative impacts; and reduce health inequalities. It describes the health and wellbeing outcomes that are influenced through planning and how these outcomes can be optimised through the process of plan-making (when developing policies in local plans) and planning applications (designing proposals for development projects). It also describes how these health outcomes can be considered in other impact assessments (such as strategic and environmental impact assessments).</p>	<ol style="list-style-type: none"> 1. Screening: Determine whether an HIA is needed and justified subject to anticipation of health impacts on population groups. 2. Scoping: Identify the potential health impacts and target population groups to assess. 3. Assessing: Assess the significance of health impacts, qualify and quantify potential costs and benefits, how health varies in different circumstances, across different populations and any alternatives. 4. Reporting: Engage all relevant stakeholders and recommend preventative and mitigation actions to deliver the greatest possible health gain. 5. Monitoring and evaluating: Include indicators and mechanisms, and set out processes and resources for the local authority and/or with the planning applicant to undertake and act on results of regular monitoring. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should promote health and wellbeing through the IIA process generally and the HIA specifically. • The IIA Framework should include a specific objective relating to human health and more specific health and well-being measures as part of the HIA.
Regional Plans and Programmes		
Essex and Suffolk Water (2022) Water Resources Management Plan 2024		
<p>Water companies in England and Wales are required to produce a Water Resources Management Plan that sets out how they aim to maintain water supplies over a 25-year period.</p> <p>The Essex and Suffolk Water WRMP demonstrates how in the medium to long new resources intend to be developed, leakage tackled and sensible water use promoted through metering and water efficiency campaigns. The long term strategy is to increase the robustness of the water resources network to climate change and reduce unsustainable abstractions.</p>	<p>The overall objective is to ensure sufficient water supplies for future generations especially in the face of climate change, housing growth and an increase in individual water use.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider opportunities to reduce water use and increase water efficiency and take account of infrastructure requirements arising from new development. • IIA Framework should consider objectives which seek to minimise the use of water and ensure the delivery of appropriate infrastructure to accommodate new development.
Environment Agency (2009) Water for people and the Environment: Water Resource Strategy – Regional Action Plan for Anglian Region		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The Strategy's vision for water resource "is for there to be enough water for people and the environment".</p> <p>"The management and use of water and land must be shown to be sustainable – environmentally, socially and economically. We require the right amount of good quality water for people, agriculture, commerce and industry and the environment".</p> <p>The Strategy has identified four actions which include:</p> <ul style="list-style-type: none"> • Protecting the environment. • Driving water efficiency. • Ensuring resilience of water resources. • Sharing and development of water resources. 	<p>Does not contain any targets</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should ensure that water resources are used efficiently and the Plan contributes towards the objectives.
<p>Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2</p>		
<p>The SMP is an important part of the Department of Environment, Food and Rural Affairs (Defra) strategy for managing flooding and coastal erosion. This strategy has two key aims:</p> <ul style="list-style-type: none"> • to reduce the threat of flooding and erosion to people and their property; and • to benefit the environment, society and the economy as far as possible, in line with the Government's 'sustainable development principles'. These are standards set by the UK Government, the Scottish Executive and Welsh Assembly Government for a policy to be sustainable, and they are as follows: <ul style="list-style-type: none"> ○ Living within environmental limits ○ Ensuring a strong, healthy and just society 	<p>No targets or indicators.</p>	

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> ○ Achieving a sustainable economy ○ Using sound science responsibly ● Promoting good governance 		
Environment Agency (2015) River Basin Management Plan Anglian River Basin District		
<p>The River Basin Management Plan contains the following objectives/targets for the Anglian River Basin District:</p> <ul style="list-style-type: none"> ● By 2015, 16 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of 1,700 km of the river network in relation to fish, phosphate, specific pollutants and other elements. ● By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status. In combination 20 per cent of all water bodies will be at good status by 2015. 	No additional targets identified.	<ul style="list-style-type: none"> ● The Review of the Adopted Local Plan policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction. ● IIA Framework should consider effects upon water quality and resource.
Environment Agency (2016) River Basin District Flood Risk Management Plan Anglian River Basin District		
<p>The Flood Risk Management Plan contains 20 objectives. These include:</p> <ul style="list-style-type: none"> ● Understanding Flood Risk and Working in Partnership ● Community preparedness and resilience ● Minimise community disruption ● Adapting to costal erosion ● Avoid inappropriate development in areas of flood and coastal erosion ● Reduce risk to life, and property 	No targets are included.	The IIA Framework should consider an objective to reduce flood risk.

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<ul style="list-style-type: none"> • Maintain existing assets minimise the risk of flooding to residential properties • Continue river, watercourse and tidal defence maintenance • Reduce economic damage to non-residential properties • Maintain existing assets minimise the economic damage from flooding to non-residential properties • Contribute to achieving Water Framework Directive (WFD) objectives • Minimise the negative impacts of flooding to designated nature conservation Sites • Minimise the negative impacts of flooding to designated heritage sites 		
<p>Mayor of London (Greater London Authority) (2015) The London Infrastructure Plan 2050</p>		
<p>The Plan makes the case for new and improved infrastructure provision in London in order to support high levels of forecast population growth.</p> <p>The Plan identifies the types and quantum of infrastructure required, how much it will cost and how it can be funded and delivered. It also explores options for housing the Capital's rapidly growing population, including locations outside of London's existing boundaries.</p>	<p>Projections suggest London's population will reach 11.27 million at 2050, a 37% increase from 2011. Coupled with an historic backlog of infrastructure investment, this will create a number of challenges to London's infrastructure. These include:</p> <ul style="list-style-type: none"> • Demand for public transport is likely to increase by 50% • Energy demand is expected to increase by 20% by 2050 • The demand for water is predicted to exceed supply by 2016 with a 21% deficit in supply by 2040 • Need for new hub airport capacity in London, as Heathrow is approaching capacity • Provision needed for a growing school age population, equivalent to 600 new schools and colleges, and • Around 49,000 new homes a year need to be provided. 	<ul style="list-style-type: none"> • When considering housing provisions/targets the Review of the Adopted Local Plan should be mindful of the potential shortfall of around 7,000 new homes a year for London which may require to be accommodated in areas outside of London • The Review of the Adopted Local Plan should acknowledge that London provides employment opportunities for many residents in Chelmsford.
<p>Mayor of London (Greater London Authority) (2021) The London Plan: The Spatial Development Strategy for Greater London</p>		
<p>The Plan sets out the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London. The Plan also contains the planning policies for London:</p> <ul style="list-style-type: none"> • Planning London's Future – Good Growth 	<p>The Plan contains the ten-year housing targets for all of the authorities that comprise the London region. In total, it is expected that approximately 522,870 houses need to be built in the London area over the next ten years.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should acknowledge that London provides employment opportunities for many residents in Chelmsford. The Review of the Adopted Local Plan should be mindful of the ambitious targets for house building within the London Plan, as Chelmsford might be required to provide housing to aid in

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Spatial Development Patterns Design Housing Social Infrastructure Economy Heritage and Culture Green Infrastructure and natural Environment Sustainable Infrastructure Transport 		<p>meeting these targets if house building within London stalls.</p>
<p>Mid Essex CCG (2023) Integrated Care Strategy 2023-2033</p>		
<p>Our vision for Mid Essex is: 'Our communities working together to create innovative and sustainable local services delivering integrated first class health and social care for all' This vision will be delivered though: Our Key System Objectives</p> <ul style="list-style-type: none"> Resilient and engaged communities and citizens Person-centred and integrated care Appropriate use of and access to health and social care 7 days per week Improving patient experience and outcomes Whole system financial sustainability <p>Our Success Criteria</p> <ul style="list-style-type: none"> System objectives delivered Key outcomes delivered Quality and patient experience is good Whole health and social care system financially stable by 18/19 	<p>Linked to our Vision, the CCG's overarching defining outcomes are:</p> <ol style="list-style-type: none"> Mid Essex residents to live a healthier and longer life Mid Essex residents are supported to look after their health and wellbeing Reduce inequalities in health for Mid Essex residents by narrowing the gap in life expectancy Mid Essex residents will be provided with good quality, harm free and affordable healthcare Mid Essex residents who are frail and have a long term condition will receive integrated health and social care services that will reduce their need to utilise health and social care services Mid Essex residents to be supported to access and use healthcare services appropriately 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to work with and support the health status and needs of the local population. The IIA Framework should include objectives and / or guide questions relating to the health.
<p>Natural England (2015) Site Improvement Plan: Essex Estuaries</p>		
<p>Site Improvement Plans (SIPs) have been developed for each Natura 2000 site in England as part of the Improvement Programme for England's Natura 2000 sites (IPENS). Natura 2000 sites is the combined term for sites designated as</p>	<p>No targets identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to provide policies to support the Site Improvement Plan for the Essex Estuaries.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
Special Areas of Conservation (SAC) and Special Protected Areas (SPA).		
South East Local Enterprise Partnership (2015) Rural Strategy 2015 - 2021		
<p>The Rural Strategy includes 9 objectives:</p> <ul style="list-style-type: none"> • Provide support for rural businesses and businesses in rural areas • Optimise the growth and development of the Agri-tech, Agri-food and Forestry-tech sectors • Support the development of sustainable rural tourism • Support development and provision of enhanced levels of connectivity • Develop the skills of the rural workforce • Build 'community capital' in our dispersed communities, villages and market towns • Support development of a more efficient low carbon and sustainable rural economy • Safeguard our natural assets, heritage and quality of life. • Support sustainable development and planning to provide a sustainable future 	<p>The Rural Strategy does not include targets or indicators.</p>	<ul style="list-style-type: none"> • The IIA Framework should consider effects on the rural economy.
South East Local Enterprise Partnership (2017) Growth Deal Round 3		
<p>The Economic Plan outlines the opportunities and challenges across the South East LEP area. It provides the economic context and outlines the LEP's approach to creating the conditions for growth across the following themes:</p> <ul style="list-style-type: none"> • Building on our economic strengths • Boosting our productivity • Improving our skills • Building more houses and re-building confidence • Investing in our transport growth corridors/areas 	<p>The Economic Plan sets out the LEPs ambition to:</p> <ul style="list-style-type: none"> • enable the creation of 200,000 sustainable private sector jobs over the decade to 2021, an increase of 11.4% since 2011; • complete 100,000 new homes by 2021, which will entail, over the seven years, increasing the annual rate of completions by over 50% by comparison with recent years; and, • lever investment totalling £10 billion, to accelerate growth, jobs and homebuilding. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should support the delivery of the Strategic Economic Plan. • The IIA Framework should include objectives/guide questions relating to the promotion of economic development, skills, investment in transport infrastructure and housing.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>Round 3 funding includes a further £102m of government cash to help create jobs, support businesses and create new growth opportunities.</p>		
<p>Woodlands for Life (2011): Realising the Benefits of trees, woods and forests in the East of England</p>		
<p>Trees and woodland provide significant benefits to the social, economic and environmental fabric of East of England and have an increasingly important role in climate change mitigation and adaptation.</p>	<ul style="list-style-type: none"> • 250ha a year of new woodland in Essex. 	<p>The Review of the Adopted Local Plan needs to recognise the importance of making the best use of woodland, trees and forests which can:</p> <ul style="list-style-type: none"> • Promote sustainable growth within environmental limits • Reduce greenhouse gas emissions • Adapt to impacts of climate change • Increase resource efficiency and reduce recourse use and waste • Conserve and restore the regions natural and built environment • Promote employment learning, skills and innovation
<p>Sub-Regional (County) Plans and Programmes</p>		
<p>Environment Agency (2009) North Essex Catchment Flood Management Plan Summary Report</p>		
<p>The aim of the CFMP is to “understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment”.</p> <p>The CFMP “should be used to inform planning and decision-making by key stakeholders” such as the Environment Agency, regional/local authorities, internal drainage boards, transportation planners, land owners/managers, the public and local businesses.</p> <p>The CFMP identifies the following objectives:</p> <ul style="list-style-type: none"> • Where possible, flood risk should be managed by storing water on the floodplain upstream of Chelmsford. • Redevelopment of floodplain areas is an opportunity to increase their flood resilience. 	<ul style="list-style-type: none"> • Chelmsford City Centre and residential areas are at risk from flooding from the three watercourses (Can, Chelmer and Wid). • Currently there are 366 properties at risk from the 1% annual probability river flood. • There are some agricultural land at risk and some parts of the A1016,1099 and A138 at risk in the 1% annual probability river flood. • There is a significant amount of mainly grade three agricultural land at risk in the 1% annual probability river flood. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to minimise the risk of flooding and ensure properties which are at risk of flooding are able to adapt. • The IIA Framework should include objectives/guide questions which seek to reduce the risk of flooding.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Flood awareness plans will be used to manage the consequences of flooding. 		
Essex Biodiversity Project (2011) Essex Biodiversity Action Plan 2010-2020		
<p>The overarching aim of Biodiversity Action Plans is to “halt overall biodiversity loss, support healthy well-functioning ecosystems and establish more coherent ecological networks”.</p>	<p>This Plan delivers a number of action plans which provide guidance for biodiversity works and relate to the 19 Priority Habitats of the Biodiversity 2020 Strategy, as well as the list of Priority Species and Habitats provided for in Section 41 of the Natural Environment and Rural Communities Act.</p> <p>The actions plans are by habitat group and include:</p> <ul style="list-style-type: none"> Arable field margin Hedgerows Traditional orchards (and Essex specific varieties) Lowland dry acid grassland Lowland meadows Lowland heathland Ponds Rivers Floodplain and coastal grazing marsh Lowland raised bog Reedbeds Coastal saltmarsh 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should protect the intrinsic value of the identified habitats and seek to improve them where possible. The IIA Framework should include an objective/guide question which seeks to conserve and enhance habitats and species.
Essex County Council (2008) Joint Municipal Waste Management Strategy for Essex (2007-2032)		
<p>This Strategy sets out Essex’s approach to dealing with municipal waste up to 2032. It sets out a waste hierarchy which follows reduce, re-use, recycle, recover and dispose.</p>	<p>The strategy sets out recycling targets which include recycling 60% of household waste by 2020 and reducing the amount of biodegradable waste sent to landfill to 131,386 tonnes by 2020 (386,319 tonnes were sent in the 2002 baseline year).</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to implement the waste hierarchy to ensure the amount of municipal waste is reduced. The IIA Framework should include objectives/guide questions which ensure the amount of waste sent to landfills is reduced and encourage the uptake of recycling and reuse of materials.
Essex County Council (2008) Essex Strategy 2008-2018 – Liberating Potential: Fulfilling Lives		
<p>The vision of the Essex Partnership is: "To support Essex people to liberate their potential and enjoy the best quality of life in England"</p> <ul style="list-style-type: none"> People want to be safe and healthy. 	<p>The plan sets out a number of actions including creating new links to major regeneration areas and active traffic management to help achieve the policies.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should support development which promotes a high quality of life. The IIA Framework should include social and environmental objectives/guide questions which encourage a healthier lifestyle.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Our ambition is to make Essex the safest place to live in England. • People want to belong. 		
Essex County Council (2009) Public Rights of Way Improvement Plan		
<p>The objectives for the plan have been derived from two sources - the problems, issues and opportunities identified in the questionnaire and workshop evidence base for the plan, and a review of related policy and strategy documents and their objectives. These were discussed amongst the project Steering Group and public rights of way officers, to develop this agreed list of objectives:</p> <p>Environment</p> <ol style="list-style-type: none"> 1. To re-use and recycle, where feasible, and promote sustainable measures <p>Improved accessibility</p> <ol style="list-style-type: none"> 2. To incorporate approved pathways into the public rights of way network 3. To better integrate rights of way with other access provision, initiatives and facilities 4. To reduce fragmentation in the public rights of way network 5. To improve accessibility on the public rights of way network <p>Safety</p> <ol style="list-style-type: none"> 6. To assist in providing 'safer routes to schools' 7. To promote safety <p>Quality of life and good health</p> <ol style="list-style-type: none"> 8. To promote improved health and quality of life through the use of the public rights of way network <p>Tourism and economy</p> <ol style="list-style-type: none"> 9. To stimulate tourism and the local economy <p>Communities and partnership</p>	<p>No targets or indicators identified.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to protect and enhance public rights of way (PROW).



APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
10. To increase community involvement in the management of the public rights of way network		
Essex County Council (2011) Essex Transport Strategy; The Local Transport Plan for Essex		
<p>This is the third Local Transport Plan and has been produced to respond to the needs of the communities in Essex. The vision of the Plan is “for a transport strategy that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex”.</p> <p>The Plan sets five outcomes which comprise:</p> <ul style="list-style-type: none"> • Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration. • Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology. • Improve safety on the transport network and enhance and promote a safe travelling environment. • Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use. • Provide sustainable access and travel choice for Essex residents to help create sustainable communities”. 	<p>As the main focus of growth, the population of Chelmsford is set to rise substantially in the near future, with the planned construction of 16,000 new homes by 2025. Over the same period, regeneration initiatives and new business developments aim to achieve the creation of an estimated 20,000 new jobs.</p> <p>To support this, and to ensure that Chelmsford remains an attractive location for its residents and businesses, innovative transport measures are required. Many of the key corridors into Chelmsford town centre are congested, especially during the peak periods, with specific problems at junctions. Although the bus and cycling networks are extensive and serve the town well there are a number of key improvements required. The railway station is also at capacity at peak times and in need of environmental improvements.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should take into account the five outcomes of the Plan and ensure they are not compromised. • IIA Objectives/guide questions should seek to improve access to sustainable high quality modes of transport, ensure safety on the network is enhanced and reduce congestion.
Essex County Council (2012) Essex Economic Growth Strategy		
<p>All of the proposals in the Strategy are designed to achieve five objectives:</p> <ul style="list-style-type: none"> • Essex businesses are enabled and supported to be more productive, innovate and grow, creating jobs for the local economy; • Essex businesses are enabled to compete and trade internationally; 	<p>Essex will prosper if small and medium sized enterprises (SMEs) across Essex become more productive</p> <p>The Strategy seeks to make the Essex Growth Offer to up to 500 SMEs with considerable expansion potential, targeting companies in our four priority growth sectors along with selected others.</p> <p>Increase the numbers starting Apprenticeships by 25% for 16-18 year olds and 33% for 19-24 year olds within two years, leading to an additional 3,096 people starting new jobs and/or</p>	<ul style="list-style-type: none"> • The policies in the Review of the Adopted Local Plan should help achieve the objectives sets out within the Strategy. • The IIA Framework should include objectives relating to economic growth.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • individuals are equipped and able to access better paid jobs through an education and skills offer that meets the needs of businesses; • the life chances of people in our most deprived areas are improved by ensuring that residents are able to access jobs and public services; and • securing the highways, infrastructure and environment to enable businesses to grow. 	<p>acquiring new skills over that period - a higher proportion than usual will be within more technically related disciplines.</p> <p>Enterprise Areas Chelmsford Innovation Centre: Creation of a Centre of Excellence for low carbon in Chelmsford, meeting needs and delivering open innovation activities to promote the commercial exploitation of the region's strengths in the sector. Chelmsford Rail Station and Days Yard: Provision of new access to the station to facilitate development of commercial and residential sites. Chelmsford Town Centre Public Realm Improvements: A series of significant public realm improvements in Chelmsford linked to major redevelopment sites. Chelmer Waterside Regeneration: Expansion of the town centre with complementary commercial and residential development.</p>	
Essex County Council (2014) Essex Minerals Local Plan		
<ol style="list-style-type: none"> 1. To ensure sustainable minerals development can be approved without delay in accordance with the presumption in the National Planning Policy Framework. 2. To ensure minerals development supports the proposals for sustainable economic growth, regeneration, and development outlined in adopted Local Plans/ LDFs prepared by Essex district/ borough/ city councils. 3. To ensure that minerals development in the County fully promotes sustainable development. 4. To ensure certainty for both developers and the public. 5. To ensure that minerals and associated development provides for, <ul style="list-style-type: none"> • The minimisation of greenhouse gas emissions during the winning, working and handling of minerals. • Sustainable patterns of minerals transportation. • The integration of features which promote climate change mitigation and adaptation into the design of minerals restoration and after-care proposals. 6. To ensure that local communities are consulted and their views considered 	<p>The proposed monitoring framework addresses the target to create a minimum of 200 hectares of UK priority habitat creation in Essex by 2029 through mineral site restoration or through contributions to support off-site enhancements in proximity to the extraction site. This is expressed in Policy S12. Of this 200ha target, 60ha is to be comprised of open mosaic habitats (essentially a mixture of habitats) on previously developed land, 50ha is to be restored to lowland heath and lowland dry acid grassland and a further 50ha to reed beds.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan will need to consider the 'preferred sites' identified within the Minerals Plan and the associated implications as part of the Plan preparation. • The IIA Framework should include objectives/guide questions which ensure the vision/objectives of the Minerals Plan are included and in physical terms the locations of the 'preferred sites' are taken into account as part of the assessment process.



APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>during the development of minerals proposals and in the determination of planning applications for minerals development.</p> <p>7. To ensure that the impacts on amenity of those people living in proximity to minerals developments are rigorously controlled, minimised and mitigated.</p> <p>8. To reduce reliance on primary mineral resources in Essex, firstly through reducing the demand for minerals and minimising waste, and secondly, by the re-use and use of recycled aggregates.</p> <p>9. To identify and safeguard the following mineral resources in Essex:</p> <ul style="list-style-type: none"> • Sand and gravel, silica sand, brickearth, brick clay and chalk reserves which have potential future economic and/ or conservation value. Unnecessary sterilisation should be avoided. • Existing and potential secondary processing and aggregate recycling facilities that are of strategic importance for future mineral supply to ensure that these are not compromised by other non-mineral development. <p>10. To provide for a steady and adequate supply of primary aggregates and industrial minerals by:</p> <ul style="list-style-type: none"> • Safeguarding transshipment sites for importing and exporting mineral products. • Meeting the mineral provision targets agreed by the East of England Aggregates Working Party, or as indicated by the Local Aggregate Assessment. • Identifying suitable mineral extraction sites through site allocations in the Plan <p>11. To provide protection from minerals development to designated areas of landscape, biodiversity, geodiversity, cultural and heritage importance, in a manner which is commensurate with their importance.</p>		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>12. To secure high quality restoration of extraction sites with appropriate after-care to achieve new after-uses which are beneficial and enhance the local environment.</p> <p>13. To maintain and/or enhance landscape, biodiversity and residential amenity for people living in proximity to minerals development.</p> <p>14. To achieve more sustainable patterns of minerals transportation by:</p> <ul style="list-style-type: none"> • Giving preference to identifying local sources of aggregate as close as reasonably possible to urban growth areas and growth centres. • Optimising how mineral sites gain access to the strategic road network. • Mitigating the adverse traffic impacts of mineral extraction and associated development by appropriate traffic management measures. • Increasing the use and availability of rail and water facilities for the long haul movement of mineral products. 		
Essex County Council (2014) Economic Plan for Essex		
<p>This document provides the economic plan for Essex, though it is likely that parts of this document are outdated when compared to more recently produced economic documents.</p> <p>The plan seeks to achieve the following economic outcomes:</p> <p>1. We want to secure sustainable economic growth for businesses and communities across Essex. Everything in this plan supports this ambition.</p> <p>2. We will determine our success based on measures of:</p>	<p>The creation of 117,745 new jobs and 81,310 new homes over the lifetime of the plan.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to grow Chelmsford job and housing market. • The IIA Framework should have guide questions relating to economic growth and the creation of new housing.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • job growth across Essex – we aim to secure 117,745 new jobs through the delivery of this plan; • increased levels of output across the economy – we want to see output increase in growth corridors and in key sectors; • improvements in productivity – we want to see sustained increases in the earnings of those working in Essex; • increased house building – we aim to see 81,310 new homes built over the life of this plan; • improvements in broadband – we want to maximise the number of households and businesses that have access to superfast broadband; • the skills of the Essex workforce – we want more Essex businesses to be able to recruit suitable people; • the economic activity of our young people – we want Essex to be a NEET free county (people not in education, employment and training); and • the delivery of infrastructure improvements that support business growth – we want businesses to have access to the right premises, and for Essex’s transport links to enable, rather than inhibit economic growth. <p>3. To help us manage progress towards this goal, we have commissioned specialised economic analysis to:</p> <ul style="list-style-type: none"> • quantify baseline our position at 2014; • project anticipated trends based on demographic changes and the 		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>impact of our plans and proposals; and</p> <ul style="list-style-type: none"> provide regular updates on changes in the local economy. <p>4. This intelligence will allow us to make evidence-based judgements on where our plans are progressing well, where progress is being made, and where further action is required.</p>		
<p>Essex County Council (2022) Essex Sector Development Strategy - Targeting a stronger, more inclusive, and more sustainable future economy</p>		
<p>Identifies 5 economic sectors with significant growth potential that could be realised in Essex: Construction and Retrofit; Clean Energy; Advanced Manufacturing & Engineering; Digi-tech; and Life Sciences (including med-tech and care-tech). These economic sectors will deliver large numbers of good quality jobs for our residents.</p>	<p>Strategic goal 1: A thriving economy using the sectors to market Essex as a centre of innovation and entrepreneurial spirit where the benefits of this growth are felt within the county. In practice that will mean:</p> <ul style="list-style-type: none"> More high quality jobs in the sectors of the future More funding for innovation Good quality buildings for businesses A business community that is ready to take advantage of innovation and technology Residents with the skills and confidence to embrace digital services and employment opportunities. <p>Strategic goal 2: An economy for everyone ensuring every resident of Essex has the opportunity to gain the skills and experience to succeed in the five sectors regardless of their background and identity. To do this we will deliver:</p> <ul style="list-style-type: none"> A skills system that is aligned with the job and opportunities of the future A collaborative approach between education, businesses, and local government to deliver the skills needed for employment in the five growth sectors Clear pathways of employment from traditional sectors into the five growth sectors Equality of opportunity in our in growth sectors. <p>Strategic goal 3: An economy fit for the future centring green growth as intrinsic to the future growth of the five priority sectors to ensure we meet our target for a net zero county by 2035. Success for this opportunity looks like:</p> <ul style="list-style-type: none"> Reduced emissions in line with our ambition for the County to become net zero Progress towards a decentralised and decarbonised energy system Sustainable new homes and a thriving retrofit sector to improve existing homes 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to address opportunities identified in key economic sectors, targeting where land, premises and the drive toward zero carbon can assist this process. The IIA Framework should have guide questions relating to economic growth and the meeting of the needs of key business sectors.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> – Essex at the forefront of low carbon (solar, offshore wind, nuclear and hydrogen) energy development and employment – Harnessing innovation to reach our net zero ambitions. 	
Essex County Council (2019) The Essex Prosperity and Productivity Plan		
<p>Mission 1: A dynamic economy Mission 2: A resilient economy Mission 3: An inclusive economy Mission 4: A connected economy</p>	<p>Mission 1: A dynamic economy</p> <ul style="list-style-type: none"> • Increase the supply of industry-relevant qualifications • Increase the supply of industry-relevant qualifications • Increase the supply of industry-relevant qualifications • Support those who are already in the labour market to access new skills <p>Mission 2: A resilient economy</p> <ul style="list-style-type: none"> • Across all economic growth interventions, we will support the development of new industries associated with the transition to a more energy-efficient, lower carbon economy • We will incentivise the development and use of sustainable materials within the construction and development process • We will invest in the low carbon skills base <p>Mission 3: An inclusive economy</p> <ul style="list-style-type: none"> • We will support opportunities for retraining • We will drive 'fair work' • We will seek to embed 'anchor institutions' • We will respond to demographic change and evolving demand <p>Mission 4: A connected economy</p> <ul style="list-style-type: none"> • We will work with Transport East to prioritise strategic transport investments • We will link our wider investment offer with stronger connectivity • We will drive high-speed digital connectivity 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should recognise the changes, challenges and opportunities in the economy and in partnership respond accordingly • The IIA Framework should have guide questions relating to economic growth relating to skills development and the emerging economic landscape.
Essex County Council (2015) Education Transport Policy		
<p>Essex County Council has a statutory duty to make arrangements to provide free home to school transport for some children of compulsory school age and discretion whether to provide transport for others.</p> <p>This document sets out Essex County Council's Home to School Transport Policy and describes how the Council fulfils its duties and exercises its discretionary powers as required under the Education Act 1996 and subsequent legislation.</p>	<p>No targets or indicators.</p>	<p>The IIA Framework should include objectives/guide questions which consider the accessibility of dwellings to educational services and facilities.</p>
Essex County Council (2016) Essex Cycling Strategy		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>Sets out the key elements of a long term plan that will lead to a significant and sustained increase in cycling in Essex, establishing it in the public's mind as a 'normal' mode of travel, especially for short a-to-b trips, and as a major participation activity and sport for all ages. The Strategy is complemented by the Essex Cycle Action Programme.</p> <p>Objectives Double the number of cycling stages (trips) in Essex from 2014 levels by 2025 at our monitored counter sites and other key routes. Cultivate a mind-set that sees cycling as a normal, enjoyable and everyday activity for the majority of short journeys. Establish cycling as an enjoyable participation activity for health gain and a popular competitive sport.</p> <p>Strategy ENABLE – a focus on leadership that will drive the strategy forward. PROMOTE – a targeted increase in the promotion of cycling. PROVIDE – a step-change in the extent and quality of cycling infrastructure.</p>	<p>PROVIDE Coherent Cycle Networks Local Cycling & Walking Infrastructure Plans Cycling Action Plans Flagship Routes</p> <p>ENABLE Governance of the Essex Cycling Strategy Transformational Funding New and Improved Cycling Infrastructure in Essex Best Practice Design</p> <p>PROMOTE A 'Cycle Essex' brand High Profile Events Increased support for local initiatives Cycling Strategy</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should produce policies which support promotion of cycling as a commuter and leisure activity, supported by appropriate infrastructure within new neighbourhoods and more widely. The IIA Framework should include objectives/guide questions which identify how cycling activity can be promoted as part of sustainable travel choices, in turn contributing to wider sustainability objectives.
<p>Essex County Council (2017) Chelmsford's Future Transport Network</p>		
<p>£15 million has been secured to invest in sustainable transport measures in line with the vision of Chelmsford's future transport network. This investment will fund the Chelmsford City Growth Package – which aims to improve the city's transport network with a focus on sustainable transport options to support future housing and job growth and with highways capacity improvements where appropriate to address congestion hotspots. The Growth Package will improve the quality of transport options available to</p>	<ul style="list-style-type: none"> Sustainable and economic growth: Supporting planned growth, development and jobs. Improved transport network reliability: To manage traffic levels across Chelmsford's road network to improve journey time reliability and maximising the use of the transport network. Improved connectivity: To improve accessibility and connectivity into and within Chelmsford, to link communities together and to provide access to key services, transport hubs and 	<p>The IIA Framework should include objectives/guide questions which consider the accessibility the projected investment in transport infrastructure and the associated promotion of sustainable transport options.</p>

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>people when travelling to and within Chelmsford. It will include a package of smaller scale improvements across all types of transport. These schemes will help manage congestion and keep Chelmsford's road network moving in the future.</p>	<p>opportunities such as jobs and education.</p> <ul style="list-style-type: none"> • Sustainable Transport: offer an attractive and effective choice in the provision of sustainable travel (buses, cycling and walking) to encourage increased use and reduce pressure on the road network. • Attractive Environment: To protect, enhance and improve the quality of the natural, built and historic environment to enhance residents, workers and visitors quality of life. • Healthier Environment: To reduce the impacts of air pollution and raise health standards through the promotion of walking and cycling. • Safe transport network and environment: To improve safety on the transport network and enhance and promote a safe and secure travelling environment. 	
<p>Essex County Council (2021) Essex Walking Strategy</p>		
<p>1 Increase walking for everyday trips 2 Improve road safety for pedestrians 3 Better design and enhanced accessibility 4 Enable physical activity & walking for health 5 Enable more walking to schools 6 Promote walking for leisure 7 Support economic development 8 Improve neighbourhoods and supporting the development of new communities Objective 9 Encourage walking by changing attitudes and behaviour</p>	<p>Strategy Walking Proposals</p> <ul style="list-style-type: none"> • Aim for 400 walking trips (for travel) per person per year by 2025 (where the average trip is approx. 1km or 10mins). • Promote park-and-stride • Grow footfall on priority walking networks to improve natural surveillance. • Collaborate with partners and developers to maximise and optimise walking • networks, including where appropriate those that connect with public transport services. • Implement a hierarchy system to allow greater focus of resources on the most used routes. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should produce policies which support promotion of walking as a commuter and leisure activity, supported by appropriate infrastructure within new neighbourhoods and more widely. • The IIA Framework should include objectives/guide questions which identify how walking activity can be promoted as part of sustainable travel choices, in turn contributing to wider sustainability objectives.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> Promote Essex Design Guide and Garden Communities Principals in new developments. Review design standards for walking infrastructure to ensure they encourage safe behaviour and meet pedestrian needs (including provision for the elderly and mobility-impaired). Enable walking networks for key towns through development of LCWIPs. Enable more accessible network of walking and cycling routes in Essex Support better wayfinding and legibility to encourage 'walking with confidence'. Promote Active by Design principles – make walking the most convenient way to get around local areas. Develop a framework for improving walking at a neighbourhood level by drawing on Healthy Streets Principles. Develop a framework for working with developers to ensure that walking (and cycling) is designed in to new housing and communities, and provides links to existing destinations. Create better links to walking corridors between local neighbourhoods and new communities 	
Essex County Council (2020) Sustainable Modes of Travel Strategy		
<ul style="list-style-type: none"> Allow and enable residents to make an informed choice about how they travel for work, school and leisure; Improve the health, welfare and safety of all Essex residents by encouraging an active lifestyle through increased walking and cycling; 	No targets or indicators identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should produce policies which support promotion of sustainable modes of travel within new development and as part of the transition of the City Area to a more sustainable footing. The IIA Framework should include objectives/guide questions which identify how sustainable travel choices can be secured, in turn contributing to wider sustainability objectives.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Shape future planned growth and development in Local Plans at locations which promote the hierarchy of preferred modes of transport, namely walking, cycling and public transport, and focus development in locations which are or can be made sustainable; • Importance of design to create attractive and safe environments that will be more welcoming and enticing to walking and cycling • Better management of congestion to secure the resilience of the network; • Embed high quality sustainable alternatives, reducing the need to travel by car; • Reduce DM7 and other emissions; • Promote and support the development of travel options being used to access employment, health, education and leisure facilities; • To consolidate and build on existing Travel Plans developed within the County; • Contribute to meeting the County Council's Sustainable Travel Business Plan targets that relate to the delivery of transport services. 		
<p>Essex County Council (2020) Developers' Guide for Infrastructure Contributions</p>		
<p>This Guide aligns with the overall aims of the National Planning Policy Framework (NPPF) by supporting sustainable development. By promoting a consistent and transparent approach, developers can be assured that they are making a fair contribution to the infrastructure needed to support growth, and local residents can understand how development in their area makes a positive contribution to their community. The Guide also aims to assist Local Planning Authorities in producing Local Plans and supporting evidence they</p>	<p>No targets or indicators.</p>	<p>The Review of the Adopted Local Plan should produce policies which support the implementation of Section 106/Community Infrastructure Levy (CIL)/developer contributions.</p>

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
require, and where applicable, the Community Infrastructure Levy (CIL).		
Essex County Council (2020) Sustainable Drainage Systems Design Guide		
<p>As the Lead Local Flood Authority (LLFA) Essex County Council is responsible for overseeing flood risk from surface water, groundwater and ordinary watercourses. The LLFA is therefore expected to provide support to local planning authorities and the development industry on sustainable drainage proposals.</p> <p>This document forms the local standards for Essex and, together with the National Standards, strongly promotes the use of SuDS which help to reduce surface water runoff and mitigate flood risk.</p> <p>A return to more natural, sustainable methods of dealing with surface water from development will also have additional benefits for:</p> <ul style="list-style-type: none"> • Water quality – SuDS can help prevent and treat pollution in surface water runoff, protecting and enhancing the environment and contributing towards Water Framework Directive objectives. • Amenity – SuDS can have visual and community benefits for the community 	No targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should produce policies which support the implementation of SuDS with regard to planning, design and delivery. • The IIA Framework should include objectives/guide questions which consider the impact SuDS can have with regard to mitigating flooding.
Essex County Council (2017) The Future of Essex		
Is an ongoing series of documents, reports, community groups and events that seek to improve Essex and ensure the region as a whole is a good place to work, live, play and relax. As part of these documents is the Essex Renewal Project, which will be produced in 2022 and help to guide Essex to recovering from the Covid-19 pandemic.	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider how to best encourage Essex to recover after the Covid-19 pandemic.
Essex County Council and Southend-on-Sea Borough Council (2017) Essex and Southend-on-Sea Waste Local Plan		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The objectives of the Waste Local Plan are to ensure waste is properly managed within the region and for waste to be pushed up the waste hierarchy where able to ensure more waste is recycled. The document is underpinned by the principle of achieving net self-sufficiency where practical (not for radioactive or hazardous waste).</p> <p>This document contains the waste management strategy for the region up to 2032, which underpinned by eight strategic objectives.</p>	<p>An overarching aim for the region to become self-sufficient for most forms of waste by 2032.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan needs to encourage more sustainable waste management. • The IIA Framework should include objectives/guide questions relating to waste management.
<p>Essex County Council (2023, live document) Essex Design Guide</p>		
<p>This is a live document that the Council often updates. It provides guidance on what is considered to be good design. It covers a wide range of design/built environment topics such as:</p> <ul style="list-style-type: none"> • Emergency services • Layout details • Highways technical manual • Air quality • Garden communities • Parking design and detail • Developer contributions • SuDS • Built context • Architectural details <p>The Design Guide aims to help create high-quality places within Essex. The aim of the 2018 Design Guide is to address the evolution of socio-economic impacts on place-making.</p>	<p>The guidance is binding.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider the principles of the design guide in terms of spatial context when considering the location of development. • The IIA Framework should include guide questions which relate to high quality design and socio-economic impacts.
<p>Essex County Council (2020) Essex Green Infrastructure Strategy</p>		
<p>Champions high quality green space and green infrastructure in Essex. The purpose of this strategy is to take a positive approach to enhance, protect and create an inclusive and integrated network</p>	<p>The Objectives of the Strategy are to:</p> <ul style="list-style-type: none"> • Protect existing green infrastructure, especially designated sites • Improve existing green infrastructure so it is better functioning for people and wildlife • Create more high-quality multi-functional green infrastructure, especially in areas of deficiency 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies and proposal relating to the protection, enhancement and creation of green infrastructure resources.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>of high-quality green infrastructure in Greater Essex. This will help to create a county-wide understanding of green infrastructure, its functions and values, and to identify opportunities for delivering green infrastructure.</p> <p>The purpose of this strategy is to take a positive approach to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex, to create a county-wide understanding of green infrastructure – its functions and values, and to identify opportunities for delivering green infrastructure. The aim is to guide and shape planning and other services through setting principles that can inform plans and strategies, that will enable a coherent approach and partner collaboration in the delivery and long-term management of multi-functional natural assets, which will provide environmental, social and economic benefits for Greater Essex. When referring to Greater Essex, this includes the 12 Districts, Boroughs and City and the two unitary authorities.</p>	<ul style="list-style-type: none"> • Improve the connectivity of green infrastructure for people and wildlife • Increase use and inclusivity of green infrastructure across all user groups, social groups and abilities • Provide green infrastructure facilities to promote health and wellbeing • Working with partners to build and secure funding, effective governance and stewardship for new and existing green infrastructure to ensure their long-term sustainability 	<ul style="list-style-type: none"> • The IIA Framework should include guide questions which relate to the protection, enhancement and creation of green infrastructure resources, both existing and as part of new development,
<p>Essex County Planning Officers Association, (2021) Livewell Development Accreditation</p>		
<p>Livewell Developer Charter: Commits developers to support the health and wellbeing principles within the accreditation scheme Based on an annual review Promotes developer commitment to delivering health and wellbeing throughout their business helping to support their own corporate responsibilities Training and advice provided by the Essex Planning Officers Association (EPOA)</p>	<p>Stage 1 – Livewell Design Award Developers assessed on how they have embedded healthy design principles into their emerging schemes Uses Health Impact Assessment or the Healthy Checklist</p> <p>Stage 2 – Livewell Development Accreditation Development assessed on a credit-based scoring process on the following principles: Design of homes and spaces Active environment and connectivity Environmental Sustainability Supporting Communities Access to healthier food environments Improving access to education, skills and employment</p> <p>Livewell Developments will be awarded at either bronze, silver or gold level subject to approval by a panel Panel to undertake site visit to assess the as built scheme against the scoring criteria.</p>	<p>Provides a criteria-based framework for the systematic and transparent evaluation of development proposals of all scales and how they contribute to health and well-being across the City Council area.</p>

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>Smaller scale schemes Developer proposing schemes that do not meet the minimum size criteria (50 dwellings+) for an HIA can still submit their schemes for accreditation. Only three of the principles will be assessed against small scale schemes 'home/space design', 'active environment and connectivity, and 'environmental sustainability' for smaller schemes</p>	
Essex Planning Officers Association (2022) Essex Healthy Places – Advice Notes for Planners, Developers and Designers		
<p>Gathers together the state of play on the emerging health agenda, considering: Health in planning Policy and strategy Essex Design Guide Sport England Local Delivery work within Essex Healthy Places guidance</p> <ul style="list-style-type: none"> • Active environments and active design principles • Encouraging active travel • Design of homes and housing • Access to open green and blue space • Supporting community participation and lifetime neighbourhoods • Access to healthier food environments and locally sourced food • Education, skills development and employment • Access to healthcare infrastructure • Environmental sustainability <p>Health Impact Assessments Environmental Impact Assessments</p>	<p>Various checklists developed to accompany health policy guidance.</p>	<p>Provides a criteria-based framework for the systematic and transparent evaluation of development proposals of all scales and how they contribute to health and well-being across the City Council area.</p>
Essex County Council (2018) Local Flood Risk Management Strategy		
<p>This document establishes several 'measures' that underpin and govern how flooding will be managed and considered within the region:</p> <ul style="list-style-type: none"> • Measure 1: Investigating Floods – The Council will investigate the reasons for flooding, how flooding occurred and provide aid to people affected by flooding. 	<p>Improve the flood resilience of the Essex region.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should improve the flood resilience of the region over its lifetime. • The IIA Framework should contain a guide question relating to flood risk.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Measure 2: Mapping local routes for water – The Council will keep a record of the regions water environment to help Measure 1 and to create better flood management practices. Measure 3: Looking after our watercourses – Ensure the watercourses of the region are well maintained to ensure they can operate as important water and flood management assets. Measure 4: Planning for future floods – The Council will try to ensure the regions flood resilience improves. Measure 5: Influencing new development and drainage – The Council will ensure new developments do not compromise its surroundings flood resilience and will look favourably on developments that increase an areas flood resilience. Measure 6: Building new flood defences – The Council will invest in new flood defences. 		
Essex County Council (2022) Essex Joint Health and Wellbeing Strategy 2022-2026		
<p>This document seeks to improve the health and wellbeing of the residents of the region. It also identifies the following areas of focus:</p> <ol style="list-style-type: none"> 1. Improve mental health and wellbeing 2. Addressing obesity, improving diet and increasing physical activity 3. Influencing conditions and behaviours linked to health inequalities 4. Enabling and supporting people with long term conditions and disabilities 	<p>Improve the health and wellbeing of the residents of the Essex region.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should improve the health and wellbeing of the region's residents over its lifetime. The IIA Framework should contain guide questions relating to health and wellbeing.
Essex County Council (2020) Local and Neighbourhood Planners' Guide to School Organisation		
<p>This document provides guidance to those who are producing Local and Neighbourhood plans to ensure they best</p>	<p>No specific target or indicators.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider if it could or is required to provide new school places.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>consider if new school places are needed. Such plans need to consider what the current capacity of school places is and the validity of expanding school places.</p>		<ul style="list-style-type: none"> The IIA Framework should address training and education considerations are addressed.
<p>Essex County Council (2020) Essex Children and Young People's Plan</p>		
<p>This plan originally was produced in 2016, but it was updated in 2020. The 2016 plan resulted in a continued improvement in the lives of children within the region, which the 2020 update seeks to continue and capitalise on. The key points the plan seeks to continue/capitalise on past successes on are outlined below:</p> <ul style="list-style-type: none"> Resilient children and young people Stable and thriving families Inclusive and supportive schools and communities Safe and accessible neighbourhoods 	<p>To capitalise on the success of the 2016 plan to ensure the health and wellbeing of the region's children continues to improve.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it could improve the health and wellbeing of the region's children. The IIA Framework should include health and well-being considerations are addressed.
<p>Essex County Council (2021) Organisation Plan 2021/22</p>		
<p>This plan contains the following focus areas for the region, which will be given considerable funding in order to tackle or address:</p> <ul style="list-style-type: none"> Securing inclusive economic growth Helping people get the best start and age well Helping to create great places Transforming the Council 	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it could help address the focus areas identified.
<p>Essex County Council (2021) The Essex Plan for Working Families</p>		
<p>This plan seeks to improve the lives of working families within the region by focusing on the following priorities:</p> <ul style="list-style-type: none"> Childcare – improve access to affordable childcare Housing – support working families finance their housing costs Information advice & guidance – ensure families can access the information and guidance they need Skills & employment – help parents gain the skills they need and to foster 		<ul style="list-style-type: none"> The IIA Framework should ensure economic and training considerations are addressed.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>a culture of good employment practices in employers</p> <ul style="list-style-type: none"> Living costs – help families manage their living costs 		
<p>Essex County Council (2022) Levelling up Essex – An Essex White Paper</p>		
<p>This white paper seeks to identify current barriers preventing Essex from 'levelling up':</p> <ul style="list-style-type: none"> There are more than 123,000 people in Essex, 40,000 of whom are children, that live in areas that are in the 20% most deprived of the whole UK. This is a figure that has doubled since 2007. At Key Stage 4 there is a 30% gap in educational attainment between the most and least deprived areas in the county. There is on average a 12 year life expectancy gap between the most and least deprived areas of the county. Health outcomes among the residents of the most deprived areas of the county are significantly worse: 87% higher instance of Respiratory progressive diseases (COPD); 69% increase of mental health conditions; and adult obesity is 53% higher 	<p>To tackle the barriers identified that are preventing the region from 'levelling up'.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it can address all/some of the barriers identified in this white paper. The IIA Framework should ensure economic, training and health considerations are addressed.
<p>Essex County Council (2021) Essex Baseline and Pathway to Net Zero</p>		
<p>Baseline of emissions in Essex and a future emissions pathway which has been developed by modelling the impact of the recommended actions of the Essex Climate Action Commission (ECAC) in respect of the following sectors:</p> <ul style="list-style-type: none"> - Domestic buildings - Industrial & Commercial (I&C) buildings - Industrial processes - Road transport - Land use and agriculture - Household waste 	<p>No targets set</p>	<ul style="list-style-type: none"> Reference points for the determination of the performance of the Review of the Adopted Local Plan area

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
Scenarios to 2050 for energy mixes in new development are set out.		
Essex County Council (2021) Everyone's Essex: our plan for levelling up the county 2021 to 2025		
<p>Outlines commitments across four key areas to levelling up across Essex:</p> <ul style="list-style-type: none"> the economy the environment children and families promoting health, care and wellbeing for all the parts of our population who need our support 	<p>Good jobs We will work hard to address the impacts of the Covid pandemic on unemployment by supporting business recovery and building a stronger economy for the future, enabling people to build the skills they need to be part of it, and working alongside Essex businesses to help reduce barriers to employment for disadvantaged groups.</p> <p>Infrastructure We will deliver and maintain high quality infrastructure to improve opportunities for people living in Essex as well as supporting a growing economy and the delivery of new homes and communities by investing in the region of £1 billion by the end of this council.</p> <p>Future growth and investment We will help grow existing businesses and the economic sectors of the future in Essex, including the arts, and secure high levels of new investment by working with partners to promote the county, by creating the conditions for growth and by maximising the impact of public sector spend within the county.</p> <p>Green growth We will develop Essex as a centre for innovation, supporting new technologies and business models to enable our economy to transition to net zero and secure green jobs for the future by ensuring we have the right local skills and drawing in investment opportunities.</p> <p>Levelling up the economy We will work to level up the economy by addressing the drivers of socioeconomic inequality (including income, education, employment, health and housing), based on the foundation of good jobs and a higher skilled and healthier workforce.</p> <p>Net zero We will work across the council and the county to hit our net zero targets, by ensuring that the council significantly reduces its carbon footprint, whilst also supporting an acceleration in the progress towards sustainable housing and energy, and active and alternative forms of travel across the county.</p> <p>Transport and built environment We will deliver a step change in sustainable travel across the county, by growing passenger transport and active travel, and will ensure we support the move towards net zero, climate resilient developments, including our new garden communities, by delivering sustainable, healthy neighbourhoods for the future.</p> <p>Minimise waste We will minimise the impact on the environment by supporting residents and businesses to reduce waste and increase the amounts recycled, and by working with others to deliver a more circular economy whereby we better protect our natural resources through the efficient and ongoing reuse of materials.</p> <p>Green communities</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how the commitments can be supported through plan policies and proposals. The IIA Framework should ensure the topics considered in the levelling-up agenda are addressed.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>We will work with communities and businesses, providing advice and support to enable and empower local action to reduce greenhouse gas emissions and build climate resilience.</p> <p>Levelling up the environment We will help all our communities to enjoy a high-quality environment, by making them more resilient against flooding, heat stress and water shortages, by enhancing our county's green infrastructure and by reducing air pollution.</p> <p>Health We have 5 commitments for promoting health, care and wellbeing for all the parts of our population who need our support.</p> <p>Health lifestyles We will aim to increase the proportion of people able to live healthy lifestyles by embedding a community-first approach, by helping people to overcome social isolation, mental ill health and substance misuse, and by helping people to live fit and active lifestyles.</p> <p>Promoting independence We will work with key partners and the adult safeguarding board to help individuals to live free from abuse and neglect and will enable residents to live independently by assisting them to access suitable accommodation, supporting access to employment and meaningful activities, and enabling independence at home through reablement, care technology, and market shaping to ensure strong domiciliary support, and investment in housing.</p> <p>Place-based working We will deliver better care that meets the needs of residents by joining up care and support with local partners in a place, including with district councils, health partners and the local voluntary and community sector.</p> <p>Carers We will help those carers of all ages whose caring duties are impacting most on their wellbeing by achieving a step change in the advice, guidance and support we provide to support wellbeing and independence, and by targeting it at those who need it most.</p> <p>Levelling up health We will seek to reduce health inequalities by bringing together partners and communities to address the socio-economic drivers that underpin poor health outcomes, such as poor housing, poverty, economic insecurity and low skills.</p> <p>Education outcomes We will achieve educational excellence and high standards for all children and young people as we recover from the pandemic, by working in partnership with early years providers, schools, colleges and universities, by building greater coherence across the system and by engaging businesses, communities and the arts sector in supporting education outcomes.</p> <p>Family resilience and stability We will work to strengthen family resilience and stability, as part of thriving communities, by embedding an approach that tackles the drivers of family instability and provide support to low income, vulnerable and working families.</p> <p>Safety We will continue to improve the safety of Essex residents, including children and young people, by sustaining our nationally recognised approach to early intervention, safeguarding</p>	

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<p>and neglect, addressing domestic abuse, child criminal and sexual exploitation, and peer on peer violence and abuse. We will continue close working with our partners to help make our communities safer and address key issues such as violence and vulnerability, and safety for women and girls.</p> <p>Outcomes for vulnerable children We will work to improve outcomes for the most vulnerable and disadvantaged groups including Children in Care, Care Leavers, Children with SEND and children from BAME communities, by working with children, young people and partners across the system.</p> <p>Levelling up outcomes for families We will work to address inequalities affecting children and families by focusing on recovery from the pandemic, tackling family poverty, mental health support, emotional wellbeing and healthy, active and productive lifestyles, and making sure that we engage hard to reach groups.</p>	
<p>Essex County Council (2022) Essex early Years and Childcare Strategy 2022-2027</p>		
<p>This strategy provides a number of aims that will govern how childcare is approached within in the regions:</p> <ul style="list-style-type: none"> • Aim 1 - Children and their families achieve their potential with support from an effective and connected early years system that as a clear vision, purpose, and direction • Aim 2 - All children have a positive journey through their early years and are well supported to transition to Reception and start Year 1 • Aim 3 - Children who may be at risk of poor outcomes are prioritised for high quality targeted • Aim 4 - Children's early learning and development is expertly supported by a strong, skilled, and knowledgeable early years and childcare system workforce • Aim 5 - Parents can access sufficient, high quality and fully inclusive childcare places that support early learning and childcare needs • Aim 6 - Families are enabled to be the best they can be 	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should work to improve the lives of children and families. • The IIA Framework should ensure economic and training considerations are addressed.
<p>Essex Climate Action Commission (2021) Net Zero: Making Essex Carbon Neutral</p>		

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<p>Sets out Essex Climate Action Commission's key steps to reaching net zero by 2050, in line with UK statutory commitments, through:</p> <ul style="list-style-type: none"> • Land use and Green Infrastructure • Energy • Built Environment • Transport • Waste • Community Engagement • Green Economy 	<p>Green Infrastructure</p> <ul style="list-style-type: none"> • 30 per cent of all land in Essex will enhance biodiversity and the natural environment by creating natural green infrastructure. We expect these figures to be 25 per cent by 2030 and 30 per cent by 2040. • 50 per cent of farmland in Essex will adopt sustainable land stewardship practices by 2030; 75 per cent by 2040 and 100 per cent by 2050. • To increase urban greening – 30 per cent greening of our towns, villages, and new developments by 2040: increased greenspace creation, naturalising existing green space, greening the public realm, and developing SuDS. Every citizen of Essex can contribute by making space for nature, either in their own gardens or buildings, or through communal areas where they live. • For the 75,000 properties in Essex still at risk of flooding, we will develop schemes to increase their flood resilience by 2050 and aim for three-quarters of the schemes developed to include integrated water management and natural flood management techniques. • Develop and agree new policy on coastal flooding and erosion risk management that specifies long-term, evidence-based, quantified outcomes that have the buy-in of the affected communities and stakeholders. • Coastal flood resilience schemes in critical areas to be implemented by 2023. • Ensure that adaptation (and mitigation) are integrated into the Environmental Land Management system. • Develop a Funding and Partnership Development Programme. <p>Energy</p> <ul style="list-style-type: none"> • Essex to be made a centre of innovation for emerging renewable technologies (e.g. small scale nuclear and manufacturing of renewables products such as solar tiles). • A network of community energy neighbourhoods to be built across every district in Essex, to generate, store, share and use energy locally by 2035. • Essex to produce enough renewable energy within the county to meet its own needs by 2040. • All large-scale renewable developments to have an element of community ownership from 2021. • 1.43 GW of large-scale solar panels to be built on available land without compromising current agricultural land by 2030. • Solar panels to be installed on every available roof on domestic, industrial and commercial buildings by 2050, with a target of 25 per cent by 2030. • All new build houses, industrial and commercial units to have solar panels fitted immediately. • One-third of commercial buildings to be retrofitted as far as possible with renewable systems by 2030. • Retrofit across the whole housing stock by 2040, introduce an incentive to accelerate the shift to low carbon heating solutions. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider the measures suggested and the extent to which policies and proposals can respond. • The IIA Framework should consider the topics and targets set out in this document.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> • Bioenergy to be used for all rural homes that are hard to decarbonise through electrification by 2030. • 100 per cent of fuel-poor households to be retrofitted and supplied with affordable renewable energy by 2030. • All gas-fired power in Essex to be repurposed to bioenergy by 2035. • All waste heat from industrial and commercial use to be captured and reused (where local demands exists) by 2035. • Create hydrogen storage facilities to store excess renewable energy (off-shore wind and solar) by 2030. • Facilities to be created to produce green hydrogen to fuel heavy goods vehicles by 2040. • The EV charging network to be rapidly expanded beyond the UK national average, focusing particularly on rural locations. <p>Built Environment</p> <ul style="list-style-type: none"> • All new schools commissioned to be carbon zero by 2022 and carbon positive by 2030. • All new homes and all new commercial buildings granted planning permissions to be carbon zero by 2025. • All new homes and non-domestic buildings granted planning permission to be carbon positive by 2030. • District Local Plans should reflect the Government's 25-year Environment Plan and incorporate green infrastructure, including making sustainable drainage (SuDs) as a default requirement on all new developments, supported by the developer contribution. • New homes should provide space for high levels of recycling to support a new circular economy (see chapter Waste). Essex Design Guide (essexdesignguide.co.uk) to be updated to reflect best environmental practice in net zero and resilience. • Essex to set goals for reversing the national decline in urban greenspace. • Support local planning officers, by providing training and building expertise in responding to the climate crisis. • Review of the Essex employment, training, skills, procurement, and business operations to deliver the ambitions of the ECAC and partners in relation to innovative and green construction for a carbon zero future. • We need to support the housing sector – which is a key employer in Essex – to develop new opportunities and skills and make sure we can be part of green construction sector growth. Essex seeks to lead the way, working with our universities, buildings industry and local planners to be at the forefront of building innovation, with a clear focus on building with nature. • Essex should bring forward net zero developments urgently to showcase these new approaches, with a major scheme under construction by 2023. • The industry needs to secure sustainable building materials with an urgent focus on green procurement standards in place by end of 2022. • The Essex Developers Group should establish a Climate Change Charter and 'demonstrator' projects. 	

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	<ul style="list-style-type: none"> • New developments (buildings and infrastructure) should have SuDS as the default option and only be given the right to connect to the sewer system once national SuDS standards have been met. • Local Plan policies and transportation policies must support active travel and prioritise walking and cycling, promoting them as the natural choice, particularly for shorter journeys. <p>Existing Buildings</p> <ul style="list-style-type: none"> • All schools should have smart meters by the end of 2021. 50 per cent of Essex schools to be retrofitted to net zero standards by 2025 and 100 per cent by 2030. • All anchor institutions estates – that is buildings owned by the public sector in Essex, and all local authorities, NHS, police, fire, schools, and universities - to be retrofitted to net zero carbon standards by 2030. We need to develop adaptation and mitigation plans for these estates including care homes, hospitals, schools, and prisons. • Two-thirds of all homes to be retrofitted as far as possible to net zero carbon standards by 2030 and all by 2040 with incentives introduced to accelerate the shift to low carbon heating solutions. • Existing homes – carbon emissions reduction of 50 per cent by 2030 and carbon zero by 2040. 100 per cent of fuel poor homes to be retrofitted and supplied with affordable energy by 2030. • All retrofit schemes should include water efficiency alongside energy efficiency. • Prioritise using waste heat where possible – usually in urban areas where there is a high demand for heating and cooling. • Rural homes that are hard to decarbonise with electric heating, will be supported to move to more sustainable fuel sources such as bioenergy. Bring forward a programme to implement 10 walkable neighbourhoods by 2021 and then 20 schemes each year between 2022-2030. • Existing towns and villages must seek to support and provide for more adaptation measures. This should include green space to be retrofitted in local areas, which includes measures such as tree planting, and green roofs and walls (see chapter Land Use and Green Infrastructure) Introduce a stronger policy on sustainable drainage (SuDS) which will replicate natural water drainage. There must be clarity on who is adopting and maintaining the SuDS systems. • Transportation policies must support active travel and prioritise walking and cycling, promoting them as the natural choice, particularly for shorter journeys. • Optimise energy use in the public estate by 25 per cent by 2025 and 50 per cent by 2030. • Essex should invest in green construction training for a zero carbon future by 2021. <p>Transport</p> <ul style="list-style-type: none"> • Essex Highways to update its Highways and Transportation Policies in 2021. To minimise the need for travel, all new developments (residential, business, tourist etc.) need to be built in the right place, designed around sustainability – designing out the 	

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	<p>need to travel. Where this isn't possible sustainable and active travel should be embedded in full, from the start.</p> <ul style="list-style-type: none"> • By the end of 2021 introduce 10 Walkable Neighbourhoods across Essex and further 20 every year to 2030, where all key amenities, such as shops, are available within a 20-minute radius, reducing rat running and pollution, and returning streets back to their communities. • By 2022: introduce School Streets for 25 schools across the county and an additional 20 every year to 2050. This can be done using current walking and cycling infrastructure, speed restrictions and traffic management systems to promoting safer, greener, and healthier streets. We also need to encourage bus and train travel over cars for longer journeys to school. • By 2030 reduce city centre and town car congestion by: <ul style="list-style-type: none"> • Introducing dedicated, well-planned cycling and walking routes across all urban and rural locations and to all railway stations. • Upgrading and expanding the National Cycle Network and integrate with existing local routes. • Working with businesses to improve onsite facilities and develop routes. • Promoting bus travel. Introduce three new subsidy-free Park & Choose (pedal, scoot, stride) sites. • Using Park and Ride as a stepping stone to more widespread public transport use. • Explore options to create car-free town centres by: <ul style="list-style-type: none"> • incentivising the pedestrianisation of key centres and rural locations. • introducing road tolling and multi-occupancy lanes. • introducing charges for car use in city centres. • reducing the availability of city centre parking. • launching a county-wide Car-Free Day. • Encourage both formal and informal car-sharing options and car-sharing clubs, and introduce five workplace levies, with local anchor institutions to encourage car-sharing. • Expand 3PR (a school parking initiative) and school zones projects. • Work with local businesses to introduce new delivery hubs and greener delivery vehicles <ul style="list-style-type: none"> • Introduce 10 local delivery hubs by 2022 followed by the wide adoption of local delivery hubs. • Introduce e-cargo bike pilots in five locations by 2022, leading to wider introduction through 2030. • Explore other delivery vehicle types including autonomous options. • Explore complementary solutions e.g. retiming delivery. • Essex County Council to develop a detailed EV strategy including the charge point business models to help businesses and the public sector electrify their current fleet. <ul style="list-style-type: none"> • Expand the charging network beyond the UK national average, focusing particularly on rural locations. • Electrify the Essex County Council fleet. • Explore options for alternative fuelling of vans. • Comprehensive trial and roll out of e-bikes. Essex County Council will embrace new technology • Embed micro-mobility solutions. Expand e-scooter and e-bikes schemes to new developments / Park and Ride and explore rural options. • Kickstart innovative solutions such as electric demand responsive transport with a clear pathway to commerciality. • It is vital to publicly commit to rebuilding public transport post-COVID and funding our bus and rapid transit network effectively. 	

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	<ul style="list-style-type: none"> • Ringfence income from other initiatives, e.g. parking levies, to improve sustainable, low carbon bus travel. • Build behaviour change strategy and education campaign focussing on active travel, public transport and discouraging unnecessary car use. This underpins all other recommendations. <p>Waste</p> <ul style="list-style-type: none"> • By 2025: all Essex residents and businesses will have access to kerbside recycling services. We know the service currently varies greatly within the county and we want to see a commitment to make sure a minimum standard of kerbside recycling is consistently available to all properties. With at least the core materials being collected for our residents to encourage them to adopt the habit of recycling. • By 2030: at least 70 per cent of the waste the Council collects is reused, recycled, or composted. • By 2030: everyone in Essex to have reduced their waste by 10 per cent of 2020 levels. Establish an Essex Waste Innovation Fund with an early focus on plastic substitution opportunities and enhancing local reprocessing capacity. Develop the Essex Waste Partnership to fully engage with producers, industry, and research bodies to support the circular economy and unlock opportunities. Provide support to residents and businesses so they can make the right choices. • By 2030: Essex should commit to send zero waste to landfill sites. • By 2024: a network of community-based reuse and repair hubs to be established across Essex to help people fix what they already have or donate items for others to reuse. • By 2025: systems are in place so all biodegradable waste in the county is put to beneficial use through composting, recycling, or energy generation. The adoption of life-cycle analysis so the greenhouse gas emissions from the products and services bought, and the waste system, service design and treatment technologies used, can be measured and fully considered to ensure choices that minimise impacts. The development of a strategic vision for waste shared by the local authorities in Essex, which has principles of the circular economy at its core. 	
<p>Essex Planning Officer Association (2009) Guidance Note: Parking Standards – Design and Good Practice</p>		
<p>Objective to “Develop new parking standards for Essex that are functional, serve the community and enhance the living environment, deliver sustainable economic growth and employment.”</p>	<p>Through the review group a number of conclusions have been drawn:</p> <ul style="list-style-type: none"> • 93 out of 267 (35%) wards in Essex have an average car ownership in excess of 1.5 vehicles per household (2001 census). • 70% of Essex is rural and for many areas public transport does not offer an attractive alternative to the private car (e.g. service frequency, destination etc.) • It is acknowledged that previously advised garage dimensions are too small for modern cars (random sample of manufacturer’s specification 2007). • 78% of garages are not used to store vehicles but used for general storage/utility uses instead (Mouchel resident’s study 2007). • Often rear parking courts are used to facilitate the increase in use of wheelie bins and recycling storage containers (working group site visits 2007). 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policy references which covers parking provision to ensure developments meets National parking standards. • The IIA Framework should ensure design considerations are addressed.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> • Parking bays are of an inadequate size for modern vehicle (working group site visits 2007, random sample of manufacturer's specification 2007). • Parking Courts are often poorly located and designed as well as unattractive and not secure (working group site visits 2007), • Parking courts must have easy and direct access to dwellings. • Setbacks from garages and gates lead to vehicles parking in front of garages and blocking footways (working group site visits 2007, random sample of manufacturer's specification 2007). 	
Water Resources East (2022) The Emerging Water Resources Regional Plan for Eastern England		
<p>The document provides the strategic context and approach for addressing water demand challenges and states that: "The entire Eastern England is now classified as 'seriously water stressed'. It is short of water now and if nothing changes that shortage will get worse" and that: "Essentially, we are facing a climate and biodiversity crisis with water being the visible sign of this crisis. This emerging regional plan contains the seeds to help address the water crisis in Eastern England, in coexistence with the national context."</p> <p>In respect of new housing development, the document notes that "While future water demand drivers from population and housing growth are significant, these could be largely offset through demand management measures such as leakage reduction and a focus on household and non-household water efficiency, enabled by an increase in measures such as smart metering. However, the assumption that this increase can be offset is dependent on changing current behaviours of water users, supported by policies, regulation and interventions that make it easy to act to reduce water usage."</p>	<p>No specific targets or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies which address water supply and demand issues, particularly in respect of new development. • The IIA Framework should ensure water resource considerations are addressed.
Crime Commissioner for Essex (2021) Police and Crime Plan 2021-2024		
<p>This plan is a short document that sets out how the Essex police force will tackle crime and what priority areas they have.</p>	<p>The Police and Crime Plan for Essex 2021-2024 has the following priorities:</p> <ul style="list-style-type: none"> • Further investment in crime prevention • Reducing drug driven violence 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to tackle crime and create safe spaces from people to live and work.

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<p>Their priorities are to prevent, investigate and tackle:</p> <ul style="list-style-type: none"> • violence in all its forms • online crime • anti-social behaviour • gangs and organised crime • safety/crime on the roads • domestic abuse • burglary <p>They also have an aim to support and protect:</p> <ul style="list-style-type: none"> • children and vulnerable people • victims of crime • visibility in communities 	<ul style="list-style-type: none"> • Protecting vulnerable people and breaking the cycle of domestic abuse • Reducing violence against women and girls • Improving support for victims of crime • Protecting rural and isolated areas • Preventing dog theft • Preventing business crime, fraud and cyber crime • Improving safety on our roads • Encouraging volunteers and community support • Supporting our officers and staff • Increasing collaboration 	<ul style="list-style-type: none"> • The IIA Framework should ensure community safety considerations are addressed.
Essex School Organisation Service (2022) 10 Year Plan – Meeting the demand for mainstream school places in Essex		
<p>This document contains a series of forecasts and plans split over the following areas, which state what the areas school capacity should be and what needs to be done in the future to ensure enough school places are created:</p> <ul style="list-style-type: none"> • Mid Essex • North East Essex • South Essex • West Essex 	<p>No specific targets or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to ensure it provides for enough school places over its lifetime. • The IIA Framework should ensure education considerations are addressed.
Essex School Organisation Service (2022) Garden Communities and Planning School Places		
<p>This document seeks to identify the number of school places needed in the regions garden communities/potential garden communities that could be created in the future.</p>	<p>No specific targets or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to ensure it provides for enough school places over its lifetime. • The IIA Framework should ensure education considerations are addressed.
Essex Wildlife Trust (2013) Living Landscapes – A Vision for the Future of Essex		
<p>The Living Landscapes' vision is to restore, recreate and reconnect wildlife habitats including SSSIs, Local Wildlife Sites and Nature Reserves, so that the species living within them can move through the landscape more easily, and continue to survive and thrive long into the future.</p>	<p>Essex used to be a wildlife-rich county. The county had many wildflower meadows; we have lost over 90% of them. Since 1930 we have lost 72% of our coastal marsh. Skylark numbers halved between 1969 and 1991 and the Song Thrush has declined by 73% since the mid 1970s.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to protect and enhance local wildlife habitats • The IIA Framework should include objectives and / or guide questions relating to the conservation and enhancement wildlife habitats.

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Geo Essex (2013) Essex Local Geodiversity Action Plan		
This document provides guidance on Essex's geodiversity, which has a number of aspects that are unique to the region.	No specific targets or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to protect and conserve the geodiversity of the region The IIA Framework should ensure geodiversity considerations are addressed.
Highways England (2021) A12 Chelmsford to A120 widening - public consultation		
Proposals relating to the enhancement of A12, from Boreham Interchange to Marks Tey. Including consideration of the following topics relating to the scheme: Environment; Traffic; Walking, cycling and horse riding; Safety and operations; Economic growth; Property and landowners; Bypassed routes and other side roads; Construction	No specific targets or indicators	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take into account the implications of this investment for matters such as traffic flows, congestion and attractiveness of the area to inward investment.
South East Local Enterprise Partnership (2014) Growth Deal and Strategic Economic Plan		
<p>The Economic Plan outlines the opportunities and challenges across the South East LEP area. It provides the economic context and outlines the LEP's approach to creating the conditions for growth across the following themes:</p> <ul style="list-style-type: none"> Building on our economic strengths Boosting our productivity Improving our skills Building more houses and re-building confidence Investing in our transport growth corridors/areas 	<p>The Economic Plan sets out the LEPs ambition to:</p> <ul style="list-style-type: none"> enable the creation of 200,000 sustainable private sector jobs over the decade to 2021, an increase of 11.4% since 2011; complete 100,000 new homes by 2021, which will entail, over the seven years, increasing the annual rate of completions by over 50% by comparison with recent years; and, lever investment totalling £10 billion, to accelerate growth, jobs and homebuilding. 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should support the delivery of the Strategic Economic Plan. The IIA Framework should include objectives/guide questions relating to the promotion of economic development, skills, investment in transport infrastructure and housing.
South East Local Enterprise Partnership (2015) Rural Strategy 2015-2021		
This strategy seeks to improve the rural economy of Essex. It also seeks to grow the rural economy and ensure it remains a mixture of traditional and new/innovative employment opportunities. It also seeks to increase the amount of affordable housing in rural areas.	No specific targets or indicators.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should improve the rural economy of Essex and increase the amount of affordable housing in the rural area. The IIA Framework should include objective/guide questions relating to improving the economy and housing.
Local Plans and Programmes (including neighbouring local authorities)		
Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Councils (2006) Landscape Character Assessments		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>These documents contain the Landscape Character Assessments for the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Council areas, which provide important local landscape character information.</p>	<p>No relevant targets</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take note of the identified landscape characters that exist within the region and ensure it supports them. The IIA Framework should have objectives/guide questions relating to landscape.
<p>Braintree District Council (2011) Core Strategy</p>		
<p>The Core Strategy sets out strategic growth locations and the level of provision that should be made for future housing in each of the towns, key service villages and other villages in the District.</p> <p>The Core Strategy sets out the overall target for job provision in the District between 2001 and 2026, as well as identifying strategic employment allocations.</p> <p>The Core Strategy identifies broad areas of growth for town centre retailing and regeneration.</p>	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> There is potential for interaction between the Core Strategy and the Review of the Adopted Local Plan which could lead to cumulative effects.
<p>Braintree District Council (2014) Site Allocations and Development Management Plan</p>		
<p>The pre submission site allocations plan shows the location of smaller non-strategic site allocations needed to meet the Council's Core Strategy required level of housing development up to 2026.</p> <p>The ADMP has reviewed existing employment sites in accordance with the NPPF requirements and identifies which employment sites in current or recent use, should be protected for employment uses, and which should instead be allocated for housing, retail or other purposes.</p>	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> There is potential for interaction between the emerging Review of the Adopted Local Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
<p>Braintree District Council (2021) Local Plan 2013-2033 Section 1</p>		
<p>Section 1 of the Local Plan provides strategic objectives and goals for the Braintree region, with Section 2 currently being reviewed to see if it can be adopted.</p>	<p>The following housing requirements per annum have been established by this plan:</p> <ul style="list-style-type: none"> Braintree: 716 Colchester: 920 Tendring: 550 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should be in accordance with the objectives and policies of this plan and not compromise its ambitious house building targets.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>Section 1 also provides planning policies that outline to developers what is considered acceptable development. The Section 1 plan is underpinned by support for sustainable development in-line with the NPPF.</p> <p>Section 1 also covers the areas of Colchester and Tendring.</p>	<p>The total minimum housing requirements for the plan period 2013-2033:</p> <ul style="list-style-type: none"> • Braintree: 14,320 • Colchester: 18,400 • Tendring: 11,000 • Total over the three areas: 43,720 	
<p>Brentwood District Council Local Plan 2016-2033</p>		
<p>The Plan sets out policies, proposals and site allocations to guide future development in the Borough. It will enable the Council to manage growth while protecting key areas, including:</p> <ul style="list-style-type: none"> • Housing and economic growth requirements; • Retail, leisure and other commercial development; • Infrastructure for transport and utilities (such as energy, telecoms, and water); • Local community facilities (such as local shops, schools and healthcare); • Conservation and protection of the natural and historic environment; and • Climate change and provision of renewable energy. 	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> • There is potential for interaction between the Local Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
<p>Chelmsford City Council (2004) Historic Environment Characterisation Project</p>		
<p>The report reveals the sensitivity, diversity and value of the historic environment resource within the local authority areas. The report should facilitate the development of positive approaches to the integration of historic environment objectives into spatial planning.</p>	<p>No specified targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should facilitate development whilst protecting the historic fabric of Chelmsford. • The IIA Framework should include objectives/guide questions that relate to Chelmsford's historic environment.
<p>Chelmsford City Council (2004) Chelmsford Parks and Green Spaces Strategy 2004-2014</p>		
<p>The vision of the Strategy is:</p>	<p>No measurable targets.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies that contribute to the maintenance and provision of parks and green

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p><i>“Chelmsford’s green spaces belong to local people. They should be safe, cherished and accessible to all; managed for the future in order to co-ordinate and balance the needs of various interest groups fairly, and to achieve an ever-improving quality of life for all our residents and visitors”.</i></p>		<p>spaces in Chelmsford. In particular, the Council should consider appropriate standards of green space to be provided with new development, the quality of linkages and accessibility of them and the necessity of securing appropriate management regimes.</p> <ul style="list-style-type: none"> • The IIA Framework should ensure adequate coverage of parks and green spaces.
<p>Chelmsford City Council (2005) Nature Conservation Reference Guide for Chelmsford Borough</p>		
<p>This report evaluates the existing network of important wildlife sites as part of the ongoing Review of the Adopted Local Plan process. It aims to identify important Wildlife Sites and to describe the wildlife resource we have in the county as a whole.</p>	<p>No relevant targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider how it can contribute to the protection of the City’s wildlife sites. • The IIA Framework should include objectives/and or guide questions which help protect existing wildlife resources.
<p>Chelmsford City Council (2008) Community Plan – Chelmsford Tomorrow Vision 2021</p>		
<p>The Community Plan priorities are:</p> <ul style="list-style-type: none"> • Maintaining a safe community • Improving our local environment • Meeting local transport needs • Providing the best opportunities for learning and personal development • Providing stable employment and improved prosperity • Enhancing healthy living • Promoting culture as the key to our future 	<p>Several targets are identified under the five themes of:</p> <ul style="list-style-type: none"> • Managing Growth; • Environmental Protection and Enhancement; • Balanced Communities; • Quality of Life; and • Economic Prosperity. 	<ul style="list-style-type: none"> • The Community Plan is now dated. However, its priorities should help to inform the IIA Framework and Review of the Adopted Local Plan.
<p>Chelmsford City Council (2010) Private Sector Housing Strategy 2010-2015</p>		
<p>The overall aim of the strategy is to improve housing conditions both in terms of standards, accessibility, energy efficiency and to encourage a thriving private rented sector by recognising landlords that are operating an excellent business whilst also using enforcement action against landlords and owners whose properties pose a health and safety risk to occupiers.</p> <p>The following priorities are identified:</p> <ul style="list-style-type: none"> • self help by way of loans and creating further capacity through the 	<p>The Strategy identifies a number of actions.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies that seek to support a thriving private rented sector.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>development of suitable equity release options.</p> <ul style="list-style-type: none"> • actions to address risks that cause 'falls' in homes and cold homes. • wherever possible bring homes up to the Decent Homes Standard when assessing for loan assistance to prevent further decline of stock condition. • run awareness campaigns to areas of properties shown to be most likely to have poor conditions. • actively promoting energy savings measures. • targeting work around fuel poverty. • increasing standards in the private rented sector. • re-licensing of Houses in Multiple Occupation and implementation of a rolling three year inspection programme recognising higher level of risk in this area. • improving the Disabled Facility Grant process for customers. • planning with Registered Social Landlords and other partner organisation for the anticipated growing demand for Disabled Facility Grants as our population ages. • increased intervention on empty homes if numbers continue to increase. 		
Chelmsford City Council (2011) Chelmsford Town Centre Public Realm Strategy		
<p>The Public Realm Strategy aims to provide a coordinated design vision and programme for the routes, streets and spaces within the town centre. The core objectives identified to create a good public realm are:</p> <ul style="list-style-type: none"> • Optimise public use; • Public safety; 	<p>The SPD sets out a number of practical objectives for Chelmsford to meet the core objectives which are outlined below:</p> <ul style="list-style-type: none"> • Identify streets and spaces which require action; • Set out a programme of works with priorities identified based on condition, regeneration impact and connection with other improvement programmes; • Complement the transport and development strategy for the town centre; • Complement the cultural strategy; • Help provide access to development sites to enable new residential development; 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to provide policies to promote and manage growth within the City Centre. • The IIA Framework should include guide questions relating to the City Centre.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Ease of pedestrian mobility and accessibility; Sustainable transport; Conservation and character enhancement; Enable development of key sites; Economic investment; High quality good-looking spaces. 	<ul style="list-style-type: none"> Aid funding bids and to assist attracting further investment in the town centre; Facilitate community engagement, to respond to local needs and preferences; Guide project design and implementation to meet objectives and obtain value for money; Ensure a joined-up approach to the town centre public realm; Secure use of a sustainable palette of surface materials, plants and street furniture. 	
Chelmsford City Council (2012) Allotment Strategy		
<p>This strategy places importance on the maintenance and expansion of the region's allotments, which provides great places to grow food and offer green spaces for people and local biodiversity.</p>	<p>No specific targets or indicators</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider how it could improve allotments. The IIA Framework should ensure health and well-being considerations are addressed.
Chelmsford City Council (2012) Be Moved - Chelmsford Sport & Arts Strategy 2012-16		
<p>The Strategy sets out the following vision: <i>“To encourage people who live, work & visit Chelmsford to get actively involved in sport & arts, to support local organisations and to develop the City's high quality of life & reputation in the East of England”</i></p> <p>The 5 goals for the Council's Leisure and Cultural Services to work towards are as follows:</p> <ul style="list-style-type: none"> To promote health and wellbeing To build an Olympic and Paralympic legacy To facilitate community initiatives to enrich society To deliver a high quality and varied programme of sport and arts To ensure our services are right for you 	<p>The Strategy includes a range of actions and targets relating to sports and arts.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should promote sport and arts. The IIA Framework should include guide questions that seek to retain and enhance the Council's local sports and arts facilities.
Chelmsford City Council (2012) Meeting the needs of Older People: A Strategy for Older People in Chelmsford		
<p>The Strategy sets out the following priorities for older people:</p> <ul style="list-style-type: none"> improving communications and information 	<p>No targets identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to ensure that development meets the needs of older people.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • supporting older people living in their own home • helping older people to improve their health and wellbeing • improving transport, mobility and access for older people 		<ul style="list-style-type: none"> • The IIA Framework should include a specific guide question relating to meeting the needs of older people.
Chelmsford City Council (2012) Public Health Strategy		
<p>The Strategy's vision for public health is: <i>'Where all individuals and families are able to pursue healthy, ambitious and prosperous lives. Where active and responsible citizens work together with healthcare providers and local institutions to help tackle detrimental health-related behaviour, reduce health inequalities, and tackle pockets of deprivation to improve the health and wellbeing of the whole community.'</i></p>	No targets or indicators.	<ul style="list-style-type: none"> • The IIA Framework should include objectives that promote public health.
Chelmsford City Council (2013) Chelmsford Biodiversity Action Plan 2013-17		
<p>The objective of the BAP is to ensure the long-term survival of the biodiversity and to seek opportunities to increase the amount of suitable habitat by improving the management of existing areas and seeking habitat creation where appropriate.</p> <p>Specifically objectives with a spatial implication are:</p> <ul style="list-style-type: none"> • Identify key wildlife sites and corridors; • Ensure biodiversity is enhanced through the development of sustainable communities; • Maintain and enhance key wildlife sites; • Protect sites which include ancient unimproved grassland; • Protect and support rivers, streams and associated habitats, reservoirs and gravel pits; 	<p>Targets include:</p> <ul style="list-style-type: none"> • Identify and declare LNRs to above English Nature minimum standards; • Manage sites that include ancient unimproved grassland; • Ensure the protection of the water vole; • Pursue schemes to create large areas of standing water; • Maintain the distribution of ponds; • Create new heathland; • Ensure consideration of hedgerows in development control; • Promote the management of field margins favouring EBAP species; and • Continued protection of coastal grazing marsh. 	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider policies to protect, maintain and enhance wildlife sites and other natural habitats. • The IIA Framework should include specific objectives relating to the conservation of habitats and species.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Ensure ponds are surveyed, particularly for GCN when development proposed; • Secure the integrity of heathland and acid grassland. Safeguard Black Poplars; • Halt loss of species rich and ancient hedgerows; and • Ensure retention and management of ancient woodland. 		
Chelmsford City Council (2013) Building for Tomorrow SPD		
<p>This SPD provides guidance on sustainable design in relation to:</p> <ul style="list-style-type: none"> • Assessing the environmental performance • The location of development and sustainable travel • Working with nature – enhancing biodiversity • Managing surface water run-off • Reducing energy demand and carbon dioxide emissions • Using low carbon or renewable energy technologies • Conserving water resources • Selecting construction materials with low environmental impact • Managing construction site pollution and waste 	<p>The SPD identifies the Council's expectations in respect of development performance.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should promote sustainable design and construction. • The IIA Framework should include guide questions relating to sustainable design and construction.
Chelmsford City Council (2021) Planning Obligations SPD		
<p>This Planning Obligations Supplementary Planning Document (SPD) sets out the City Council's approach towards seeking planning obligations when considering planning applications. It identifies topic areas where planning obligations may be applicable depending on the scale of development, and the possible planning contributions which would fall to be applicable to the different thresholds identified.</p>	<p>Policy DC31 requires that in new developments of 15 dwellings or more or residential sites of 0.5 hectare or more and within small rural Defined Settlements of 5 dwellings or more, provision is made for 35% of the total number of dwellings to be in the form of affordable housing. The 35% applies across the whole development; it does not only apply to the part of the development above the threshold.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to meet needs for affordable housing and include revised affordable housing requirements/thresholds. • The IIA Framework should include guide questions relating to the provision of affordable housing.
Chelmsford City Council (2014) Chelmsford Air Quality Management Plan		

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

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<p>The Council's 2014 Air Quality Progress Report sets out the following summary of previous air quality assessments undertaken for the Council:</p> <ul style="list-style-type: none"> • A Detailed Assessment concluded that the annual mean objective for NO₂ would not be met by 2005. The Council declared an Air Quality Management Area on 1st December 2005 at Army Navy Roundabout; • In October 2012, the AQMA was amended to reduce the size, based on the Detailed Assessment completed in 2010 and monitoring results from 2010 and 2011. • The 2013 Progress Report showed confirmed that all monitoring locations with relevant exposure were meeting the Air Quality Objectives • The 2014 Progress Report shows that Chelmsford City Council has measured an exceedance of the Air Quality Objectives for Nitrogen Dioxide within the existing AQMA. • Chelmsford City Council has not identified any other pollutant that may be exceeding the Air Quality Objectives. 	<p>The Council's overall aim is to reduce the harmful the level of NO₂ within the AQMA.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should consider how it can contribute to the air quality management. This could be through the promotion of sustainable forms of travel, and the location of new development in area of good accessibility. • The IIA Framework should include objectives/guide questions relating to air quality.
<p>Chelmsford City Council (2015) Chelmsford Museums Forward Plan 2015-2017</p>		
<p>The development plan for 2015-2017 will focus on the following key issues:-</p> <ul style="list-style-type: none"> • To retain accredited status with Arts Council England for both the Chelmsford Museum and the Essex Regiment Museum. • To provide quality permanent and temporary exhibitions • To build a sustainable economic framework for Chelmsford Museums for the future 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should include policies that seek to support museums. • The IIA Framework should ensure cultural considerations are addressed.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> To provide excellent customer care for all our visitors To increase participation in Chelmsford Museums by all sectors of the community To provide excellent collections management To continue to respond to initiatives aimed at developing the future development of Sandford Mill as a local visitor destination 		
Chelmsford City Council (2022) Housing Strategy 2022-2027		
<p>The Statement sets out the Council's aim is to address the housing needs of all Chelmsford residents so everyone can reasonably aspire to having a home that meets their needs.</p>	<p>Strategic priorities are:</p> <ul style="list-style-type: none"> Increasing the supply of affordable homes with a focus on larger units Increasing the supply of affordable homes from the existing housing stock Support landlords and tenants of rented homes Enabling the right supply of specialist housing to meet local need Developing effective partnerships 	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to deliver housing to meet local needs. The IIA Framework should include a specific objective relating to the delivery of housing to meet local needs.
Chelmsford City Council (2015) Tree Management Policy		
<p>The Policy includes a range of objectives relating to tree management.</p>	<p>No targets identified.</p>	<p>The Review of the Adopted Local Plan should include policies relating to tree management.</p>
Chelmsford City Council (2016) Local Wildlife Site Review		
<p>The principal objective of this review is to update the local wildlife site network within the Chelmsford City administrative area in the light of changes in available knowledge and by application of the current site selection criteria for Essex, published January 2010 and with minor terminology updates dated January 2016. This updated information can contribute to a robust evidence base as required of each local authority.</p>	<p>The review requests that each Local Wildlife Site should be visited every year, to monitor its condition, identify threats and to increase our knowledge of the plants and animals present.</p>	<p>The IIA Framework should include objectives to maintain and enhance biodiversity open space.</p>
Chelmsford City Council (2016) Chelmsford Open Space Study 2016 – 2036		
<p>The aims of the Study are to:</p> <ul style="list-style-type: none"> Provide an audit of existing open space, indoor and outdoor leisure facilities within the City's administrative area and immediate boundaries; 	<p>No targets or indicators</p>	<p>The IIA Framework should include objectives to maintain and enhance public open space.</p>

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Provide an assessment of these facilities in terms of quantity, quality and accessibility; • Provide a community and stakeholder needs assessment; • Identify gaps in provision, over provision and priority guidelines for future investment; Develop and provide a strategy determining the actions and resources required to guide the City Council's decision making up until 2031. 		
Chelmsford City Council (2017) Chelmsford West End Vision Informal Guidance		
<p>This document provides a vision and guidance for development within the West End. The West End has great development opportunities but also suffers from the following issues that the document hopes to combat:</p> <ul style="list-style-type: none"> • areas of deprivation • segregation from City Centre <p>The above will be addressed by:</p> <ol style="list-style-type: none"> 1. Development of key sites to deliver business uses and residential development, with enhanced cultural and public facilities 2. Reinforced cultural focus and stronger links between cultural and arts functions and local businesses 3. Enhancement of the built environment 4. Engagement with and investment of local businesses in the future direction of the area 5. Continued public realm improvements 	No specific targets or indicators.	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to improve the West End. • The IIA Framework should ensure economic considerations are addressed.
Chelmsford City Council (2017) Chelmsford Economic Strategy		

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The seven strategic priorities are:</p> <ul style="list-style-type: none"> • Delivering enabling infrastructure; • Creating a skilled workforce; • Enhancing the City Centre; • Supporting businesses; • Ensuring a supply of suitable land and premises; and • Developing the rural economy • Targeting priority sectors. 	<p>A report will be produced on an annual basis for the Chelmsford Business Board, based on the seven strategic priorities identified in this Strategy and will detail progress made against these.</p>	<p>The IIA Framework should ensure economic considerations are addressed.</p>
<p>Chelmsford City Council (2018) Management and Maintenance Plan 2018-2022</p>		
<p>This plan seeks to improve the management and maintenance of the open/green spaces of Chelmsford and ensure the following eight key service objectives are achieved:</p> <ol style="list-style-type: none"> 1. A welcoming Place 2. Healthy, Safe and Secure 3. A well maintained and clean Park 4. Environmental Management 5. Biodiversity, Landscape & Heritage 6. Community Involvement 7. Marketing and Communication 8. Management 	<p>No specific targets and indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to improve the open and green spaces of the region. • The IIA Framework should contain objectives/guide questions relating to open/green spaces.
<p>Chelmsford City Council (2018) Open Space Study 2016–2036</p>		
<p>The aims of the Study are to:</p> <ul style="list-style-type: none"> • Provide an audit of existing open space, indoor and outdoor leisure facilities within the City's administrative area and immediate boundaries; • Provide an assessment of these facilities in terms of quantity, quality and accessibility; • Provide a community and stakeholder needs assessment; • Identify gaps in provision, over provision and priority guidelines for future investment; Develop and provide a strategy determining the actions and resources required to 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to improve the open spaces of the region. • The IIA Framework should include objectives to maintain and enhance public open space.



APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
guide the City Council's decision making up until 2031.		
Chelmsford City Council (2019) Homelessness and Rough Sleeping Strategy 2019-2024		
<p>This strategy seeks to address and tackle the issues that cause people to be homeless. It also seeks to support the homeless and rough sleepers. Its main aims are:</p> <ul style="list-style-type: none"> To increase the number of households that are prevented from becoming homeless To increase the involvement of other agencies supporting the Council to prevent homelessness To increase choice and options for those at risk of homelessness To improve the quality and reduce the cost of temporary accommodation 	To reduce homelessness within the region.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to address homelessness and rough sleepers.
Chelmsford City Council (2020) Chelmsford Local Plan 2013-2036		
<p>This plan contains the planning policies for the Chelmsford area. It fundamentally establishes what development will be considered acceptable and where development should be located. It is underpinned by a vision in which Chelmsford will continue to grow and be an excellent place to live, work and spend leisure time. The document is also underpinned by the following strategic policies:</p> <ul style="list-style-type: none"> Strategic Priority 1 - Ensuring sustainable patterns of development Strategic Priority 2 - Meeting the needs for new homes Strategic Priority 3 - Fostering growth and investment and providing new jobs Strategic Priority 4 – Protecting and enhancing retail, leisure and commercial development 	Annual Monitoring Report	There is potential for interaction between the emerging Review of the Adopted Local Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> • Strategic Priority 5 - Delivering new and improved strategic infrastructure • Strategic Priority 6 - Delivering new and improved local infrastructure • Strategic Priority 7 - Protecting and enhancing the Natural and Historic Environment, and the Green Belt • Strategic Priority 8 - Creating well designed and attractive places, and promoting healthy communities • Strategic Priority 9 – Reinforcing Chelmsford's regional role as 'Capital of Essex' 		
Chelmsford City Council (2019) Health and Wellbeing Plan		
<p>A strategy for improving the health and wellbeing of people in Chelmsford and reducing health inequalities. The Plan identifies population needs, key priorities, and actions we will take to address them as part of a wide system of partners. Five priorities are identified:</p> <ol style="list-style-type: none"> 1. Partnership working 2. A focus on prevention of ill health and early intervention 3. Increase communication and making use of technology 4. Improve mental health and wellbeing 5. Effective health service and self-care 	<p>Detailed actions by theme are set out, relating to the City Council's remit through promoting:</p> <ul style="list-style-type: none"> A safer and greener place Fairer and inclusive growth Healthy, active and enjoyable lives Connected Chelmsford 	<p>The IIA Framework should reflect these priorities and actions for promoting health and well-being.</p>
Chelmsford City Council (2024) Our Chelmsford, Our Plan		
<p>Sets out our priorities which will improve the lives of residents with new priorities under four themes.</p> <ol style="list-style-type: none"> 1. A fairer and more inclusive Place Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and providing more housing of all types. 2. A safer and greener place 3. Creating a distinctive sense of place, making the area more attractive, promoting its green credentials, and 	<p>Contains an extensive list of actions and expected outcomes, many of which are directly related to the Review of the Adopted Local Plan.</p>	<p>Ensure that, where appropriate, the IIA Framework covers the four themes within the document and the associated actions and outcomes.</p>

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>ensuring that people and communities are safe</p> <p>4. A More Connected Place</p> <ul style="list-style-type: none"> Bringing people together and working in partnership to encourage healthy, active lives, building stronger, more resilient communities so that people feel proud to live, work and study in the area. 		
Chelmsford City Council (2022) Housing Strategy		
<p>Sets out priorities relating to:</p> <ul style="list-style-type: none"> Increasing the supply of affordable homes with a focus on larger units Increasing the supply of affordable homes from the existing housing stock Achieving a better balance of tenures Support for landlords and tenants in the private rented sector Enable the right supply of specialist and supported accommodation Reduce energy consumption Monitoring and Working with Partners 	<p>The Local Plan is identified as a key document in delivering the strategy through identifying the current and future need for homes in Chelmsford and policies that will help provide affordable homes and specialist housing and its delivery through strategic allocations and development management process.</p>	<p>The IIA Framework needs to reflect the Housing Strategy priorities through the identification of measures such as the delivery of affordable housing.</p>
Chelmsford City Council (2020) Climate and Ecological Emergency Action Plan		
<p>Following the declaration by the Council of a Climate and Ecological Emergency on 16 July 2019, the Action Plan is aimed at:</p> <ul style="list-style-type: none"> reducing carbon emissions lowering energy consumption reducing waste and pollution improving air quality greening Chelmsford increasing biodiversity encouraging more sustainable travel choices <p>The numerous specific actions cover all areas of the Council's delivery remit.</p>	<p>Various targets and actions ranging across the Council's delivery remit, including energy efficiency measures and environmental enhancement.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan will play an important role in delivering the Action Plan and the IIA Framework should reflect the established priorities.
Chelmsford City Council (2020) Essex Coast RAMS Strategy and SPD		
<p>The strategy sets out a long-term strategic approach to lessen the impact of local</p>	<p>Delivers the mitigation necessary to avoid significant adverse effects from 'in-combination' impacts of residential development that is anticipated across Essex; thus protecting the</p>	<ul style="list-style-type: none"> Ensure the HRA uses the RAMS Strategy and SPD as the reference point for determining the

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>housing development on protected birds along the Essex coast. The Essex RAMS aims to prevent bird and habitat disturbance from recreational activities. It does this through a series of mitigation measures, which encourage all coastal visitors to enjoy their visits responsibly. The SPD supports the Essex RAMS, which sets out how the mitigation measures will be funded.</p>	<p>Habitats (European) sites on the Essex coast from adverse effect on site integrity. All new residential developments within the evidenced Zone of Influence where there is a net increase in dwelling numbers are included in the Essex Coast RAMS. The Essex Coast RAMS identifies a detailed programme of strategic mitigation measures which are to be funded by developer contributions from residential development schemes.</p>	<p>effectiveness of policies and proposals within the Review of the Adopted Local Plan.</p>
<p>Chelmsford City Council (2021) Making Places SPD</p>		
<p>This SPD provides further guidance for developers and decision makers on the design and location of new developments to ensure they are as sustainable and robust as possible.</p>	<p>No specific targets or indicators.</p>	<ul style="list-style-type: none"> • The Review of the Adopted Local Plan should seek to improve the built environment through the design and implementation of development. • The IIA Framework should ensure economic, social and environmental considerations are addressed.
<p>Chelmsford City Council (2021) Solar Farm Development SPD</p>		
<p>Provides guidance on the national and local policy context for solar developments and the specific issues associated with their siting and construction.</p>	<ul style="list-style-type: none"> • National planning policy and guidance and local planning policy relevant to major stand-alone ground mounted solar PV modules (or “solar farm”) developments • Local guidance on preparing and submitting planning proposals for solar farm proposals and how planning applications will be considered in light of national and local policy requirements • How solar farm developments should be assessed including issues such as landscape sensitivity, heritage, glint and glare, residential amenity, traffic, and biodiversity, and how impacts should be mitigated • An overview of the standards required for solar farm developments proposed in Chelmsford to help ensure that the local area and communities are able to benefit as much as possible from solar farm development in Chelmsford • Advice on Environmental Impact Assessments (EIA) and undertaking community consultation • Practical information on studies and supporting information to be submitted alongside planning proposals, and • An overview of locations considered to be preferred areas of search for solar farm proposals and the locations considered to be unsuitable or highly sensitive for solar farm development in Chelmsford. 	<ul style="list-style-type: none"> • Ensure that the IIA Framework takes account of the contribution of these developments to sustainable developments within the Local Plan area.
<p>Epping Forest District Council (emerging) Local Plan Review</p>		
<p>Epping Forest is a largely rural district (over 92% Green Belt), The River Lea forms most of the western boundary to the district. The River Roding</p>	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> • There is potential for interaction between the emerging Local Plan Review and the Review of the Adopted Local Plan which could lead to cumulative effects.

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>runs north-east to south-west, forming part of the district's eastern boundary between Ongar and Passingford Bridge then running between Loughton and Chigwell.</p> <p>The key natural feature is Epping Forest itself, which runs along the north-west boundary of Buckhurst Hill and Loughton to the southern end of Epping.</p> <p>The A414 is a key east-west route in the county, and this crosses the district from Harlow to Ongar on the way to Chelmsford and the Essex coast.</p>		
<p>Maldon District Council (2017) Local Development Plan 2014-2029</p>		
<p>The LDP covers the whole of the Maldon District Council authority area. This equates to an area of 36,000 hectares which includes 70 miles of coastline.</p> <p>The settlements of Maldon, Heybridge and Burnham-on-Crouch are important drivers to the local economy. They collectively contribute approximately 18,000 jobs, which amounts to approximately two-thirds of all jobs in the District. Historically, Maldon's economy was based on agricultural production, coastal trade and manufacturing. However, in recent decades there has been a shift towards a mixed economy with an increased service sector.</p> <p>The District has strong spatial connections with a number of important growth areas including, the Haven Gateway, the Thames Gateway, London, Chelmsford and the M11 corridor.</p> <p>The District's natural landscape is dominated by the two estuaries and the</p>	<p>No relevant targets identified.</p>	<ul style="list-style-type: none"> There is potential for interaction between the emerging Local Development Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.



APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
extensive flat and gently undulating alluvial plain along the Rivers Blackwater and Crouch.		
Rochford District Council (2011) Core Strategy		
<p>The District of Rochford is situated within a peninsula between the Rivers Thames and Crouch, and is bounded to the east by the North Sea. The District has land boundaries with Basildon and Castle Point District and Southend-on-Sea Borough Councils. It also has marine boundaries with Maldon and Chelmsford Districts. The District has linkages to the M25 via the A127 and has a direct rail link to London.</p> <p>The District is predominantly rural, which is reflected in the fact that 12,763 hectares are designated as Metropolitan Green Belt. Large areas of the District are of ecological importance, with Sites of Special Scientific Interest totalling 12,986 hectares.</p> <p>The strength of the spheres of influence of the large neighbouring centres of Southend, Basildon and Chelmsford means that traffic is drawn through Rochford District's own centres to them. This not only has an impact on traffic congestion in general, but also engenders concern with regards to air quality within the District's town centres.</p> <p>Particular locations where this is a concern include east of Rayleigh, where commuters to Basildon and Chelmsford are drawn through the centre of Rayleigh; west of Hockley, where those commuting by car to Southend or Chelmsford/Basildon are drawn through the centre</p>	No relevant targets identified.	<ul style="list-style-type: none"> • There is potential for interaction between the Core Strategy and the Review of the Adopted Local Plan which could lead to cumulative effects. • The New Rochford Local Plan consulted on Spatial Options in September 2021.

APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
of Hockley or Rayleigh, respectively; and east of Rochford, where vehicular movements would inevitably be directed through Rochford's historic centre.		
Rochford District Council (2014) Allocations Plan		
<p>The Core Strategy is the overarching planning policy document of the LDF, which sets out our main issues for the future and the policies which will shape the future development of the District. The Allocations Document sits below the Core Strategy in the LDF.</p> <p>The Allocations document provides a structure for clear, visible, consistent decision making by ensuring that land allocations for different uses are clearly set out. The Allocations Document does not just identify land for residential, educational, and employment development, sites across the District are also set out in this document for protection, including the Green Belt, Local Wildlife Sites, open spaces and the Upper Roach Valley.</p>	No relevant targets identified.	<ul style="list-style-type: none"> There is potential for interaction between the Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
Safer Chelmsford Partnership (2021) Safer Chelmsford Partnership Strategy 2021/22		
<p>This strategy is underpinned by the following vision: <i>"Creating a safe environment to live, work and visit"</i></p> <p>Through community engagement and communication, the strategy hopes to reduce crime and increase the safety of Chelmsford.</p>	No relevant targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should seek to create a safer Chelmsford. The IIA Framework should contain objective/guide questions relating to safe communities.
South Woodham Ferrers (2021) South Woodham Ferrers Neighbourhood Plan 2020-2036		
<p>The neighbourhood plan for this area is an important planning consideration. It contains 11 policies relating to the Town Centre and eight policies relating to the areas design and character.</p>	No relevant targets identified.	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should be in accordance with the policies of this neighbourhood plan. The IIA Framework should contain objective/guide questions relating to good design.
Uttlesford District Council (emerging) Local Plan		

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
<p>The Regulation 18 plan envisages that by 2033, Uttlesford will continue to be one of the most desirable places to live and work in the UK. Uttlesford will be a place where residents choose to live, where communities thrive, are healthy and safe, jobs and services are well connected, places have character and communities create and feel a 'pride of place'. A district of communities where the quality of life is high will be achieved by harnessing the benefits of new technology and promoting a healthy, safe and secure environment, with well-designed new development, sufficient housing and jobs with a good range of facilities.</p>	<p>Provision will be made for about 14,100 net additional dwellings in Uttlesford during the Local Plan period 2011 to 2033. Of this total: 2,468 dwellings have already been built 2011-2016. 1,190 dwellings will be provided on small unidentified windfall sites between 2016-2033. 4,513 dwellings are already identified in outstanding planning permissions at 1 April 2016 in the towns and villages.</p> <p>Provision will be made for a minimum net increase of 14,630 jobs in the period 2011-2033 to maintain a broad balance between homes and jobs and to maintain a diverse economic base.</p>	<ul style="list-style-type: none"> There is potential for interaction between the emerging Uttlesford Local Plan and the Chelmsford Review of the Adopted Local Plan which could lead to cumulative effects.
<p>Village Design Statements (various)</p>		
<p>Village Design Statements consider village character. They provide guidance to ensure that any new development, or any other change, fits in with its local context.</p> <p>A total of 18 Village Design Statements have been prepared in the Chelmsford City Area.</p>	<p>No targets identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should take into account Village Design Statements. The IIA Framework should include specific guide questions relating to the conservation and enhancement of local character.
<p>Writtle (2021) Writtle Neighbourhood Plan 2020-2036</p>		
<p>This neighbourhood plan provides further planning guidance for development within the area of Writtle. The Neighbourhood plan tries to ensure Writtle is a place that has only good, well designed developments within it that accords with Local, National and International standards.</p>	<p>No targets identified.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider the desires of this neighbourhood plan. The IIA Framework does not requirement amendment.
<p>Little Baddow Neighbourhood Plan 2022 - 2036</p>		
<p>The adopted Neighbourhood Plan for Little Baddow was developed by the Little Baddow Parish Council and sets out the local community's aspirations for the village over the period 2022 to 2036 and establishes policies in relation to land use and development</p>	<p>The Neighbourhood Plan sits alongside the Chelmsford Local Plan and the policies in it will be used to influence future planning applications and decisions in the area.</p>	<ul style="list-style-type: none"> The Review of the Adopted Local Plan should consider the desires of this neighbourhood plan. The IIA Framework does not requirement amendment.



APPENDIX C – REVIEW OF PLANS, POLICIES AND PROGRAMMES

Key objectives relevant to the Review of the Adopted Local Plan & IIA	Key targets and indicators relevant to the Review of the Adopted Local Plan and IIA	Commentary (how the IIA Framework should incorporate the documents' requirements)
Sandon Neighbourhood Plan 2023 - 2036		
<p>The Sandon Neighbourhood Plan was developed by the Sandon Parish Council with an overall purpose of safeguarding the distinctive character and attributes of the Parish, whilst enabling the parish to grow, maintain a healthy rural economy and change in tune with the shared values of residents</p>	<p>The Neighbourhood Plan will be used by Chelmsford City Council, as the Local Planning Authority, to guide planning decisions in the Parish.</p> <p>This Neighbourhood Plan has been informed by the Chelmsford City Council Local Plan, with key policies of relevance from the Chelmsford Local Plan including Strategic Growth Site Policy 3, Strategic Policy S7, and Strategic Policy S11.</p> <p>The Sandon Neighbourhood Plan identifies a need for approximately eleven units of housing, of which seven would be for affordable rent and four for shared ownership.</p>	<ul style="list-style-type: none"> • There is potential for interaction between the Sandon Neighbourhood Plan and the Review of the Adopted Local Plan which could lead to cumulative effects.
Placeholder for Danbury		

APPENDIX D – KEY SETTLEMENT CHARACTERISTICS

Chelmsford has two major centres; the principal settlement of Chelmsford City in the centre of the local authority area and the town of South Woodham Ferrers to the south east. Beyond these centres, the local authority area is characterised by a number of villages surrounded by open countryside. The adopted Chelmsford Local Plan identifies Chelmsford’s other ‘key service settlements’ as including: Bicknacre; Boreham; Broomfield; Danbury; Galleywood; Great Leighs; Runwell; Stock; and Writtle. This appendix presents a summary of the key characteristics of these settlements. High level constraints mapping for each settlement is also available as a separate document. The City Council area also contains a wide range of smaller service and other settlements.

Key Settlement Characteristics

Settlement	Key Characteristics
Chelmsford	<ul style="list-style-type: none"> • The principal settlement within the Council’s administrative area and more broadly within Essex. • Chelmsford houses the main administrative, retail and employment uses which include Broomfield Hospital. Chelmsford is also a key recreational and cultural centre being the home of Essex County Cricket Club, museums and other cultural facilities. • Benefits from good access to the A12 which is the main trunk road between London and Colchester. Two other significant primary routes are the A130, which runs north-south across Essex, and the A414, which begins as a primary route in Chelmsford but its terminus is Maldon in Essex. • Major bus routes concentrate upon the bus station whilst the nearby train station provides frequent services north-east into East Anglia, and south west to London. • Economically, Chelmsford has performed strongly in terms of job growth despite the implications of closures by some of the key employers of the preceding ten years such as Marconi. The City employs around 80,000 people. However, the ELR (2023) highlights that the key challenge in the current market is a reported lack of good quality office accommodation coupled with a lack of recent office development supply in the City Centre of Chelmsford to accommodate future employment growth. • There are two medium-sized shopping centres, High Chelmer and The Meadows and three retail parks, Riverside, <u>Chelmer Village</u> and the smaller Homelands Retail Park. The ELR (2023) highlights that the City Centre has a strong retail sector with some 125,000 m² of retail floorspace. It performs well against other towns and is attractive to new investors given its socio-economic and demographic composition. • There are pockets of deprivation in the Chelmsford urban area including in the wards of Marconi, Patching Hall and St Andrews. • Traffic congestion is an issue in parts of the urban area. • The character of the Chelmsford’s urban area is defined by the river valleys, the Chelmer and Can which run through it and provide significant areas of greenspace which serve to sub-divide some of the main neighbourhoods. The Green Wedge plays an important role in protecting the character of the area and also have an important green infrastructure function. • Green Belt borders the urban area to the south and west which may be a constraint to future growth.

Settlement Key Characteristics

	<ul style="list-style-type: none"> • The rivers and the flood plan are a potentially significant constraint in parts of the urban area. • There are eight conservation areas located within Chelmsford’s main urban area together with a number listed buildings concentrated within them.
South Woodham Ferrers	<ul style="list-style-type: none"> • South Woodham Ferrers is the second largest settlement within the Council’s administrative area and is located to the south east approximately 10-12 km south of Chelmsford. • The town centre consists of around 100 business units. Approximately 45% are retail premises. • The main secondary school in the town is William de Ferrers School. There are also five primary schools: Collingwood, Elmwood, St. Josephs RC, Trinity St. Mary’s C of E and Woodville. • South Woodham Ferrers has good road transport links. The A132 lies to the north of the town, which leads to the A130 (a road linking Chelmsford to Canvey Island) and then into Wickford and to the A127 and A13 in Basildon. The B1012 road connects the town with the Dengie peninsula, including the towns of Burnham and Maldon. The town is also served by South Woodham Ferrers railway station, a station on the single track Crouch Valley Line • The town’s southern boundary is defined by the River Crouch, and the town is surrounded by countryside on its other three sides. The Green Belt is adjacent to the western boundary. • The Crouch Estuary is part of a large SSSI and SPA linking to sites in Maldon and Rochford Districts. These extend around three sides of the town. The area is also defined as a Marine Conservation Zone. • Marsh Farm Country Park is an extensive rural area surrounding three sides of the town including the Washlands. It covers an area of 260 ha of which 180 ha is farmed (fenced-off) and is managed as a traditional grazing marsh. The rest is open to public access. It is a nature reserve as well as a working farm and offers recreation. • The majority of the town lies within Flood Zone 1. However, land beyond its boundary to the east, south and west is within Flood Zones 2 and 3.
Bicknacre	<ul style="list-style-type: none"> • Bicknacre is a village located approximately 2 km to south of Danbury and 5-6 km to the south east of Chelmsford’s main urban area on the B1418 to the south of the A414. • The village has a range of facilities including a primary school, post office, a doctor’s surgery, a church, two public houses, sport facilities and other local services/shops focussing around The Monks Mead parade. • Bicknacre Priory to the north of the village is a designated Scheduled Monument. • A SSSI (Thrift Wood, Woodham Ferrers) is located to the south of the village which consists of a dense wooded area.
Boreham	<ul style="list-style-type: none"> • Boreham is a village located 2-3 km to the north east of Chelmsford’s main urban area to south of the A12 dual carriageway. • Access to the village is taken off Boreham Interchange along the B1137.

Settlement Key Characteristics

	<ul style="list-style-type: none"> • The village is bounded to the north by the A12 and the Bulls Lodge Quarry Mineral Extraction Area lies to the north beyond the carriageway. • The village has a range of local facilities and amenities including a primary school, doctor’s surgery, post office, four public houses, a church, a butcher’s, a pharmacy and a recreational ground. • The Abercorn House neighbourhood centre provides important local services to local residents. These services include a food store, newsagents with post office and hairdressers. There are five small single units as well as a sixth larger food store. • There are two Conservation Areas within the village including a number of listed buildings. One is located around Maltings Cottages and Six Bells to the north east of the village straddling the B1137. The second is located to the southern side of the village around Church Green.
<p>Broomfield</p>	<ul style="list-style-type: none"> • Broomfield lies to the northwest of Chelmsford's main urban area. • The parish covers 747 hectares, the bulk of which is cultivated land, mostly for growing crops but also meadow. • To the east, the parish stretches across the River Chelmer and its associated flood plain, beyond Essex Regiment Way towards Beaulieu Park and New Hall. • The main settlement areas lie alongside Main Road (the B1008) which runs north/south through the Parish. The settlement covers 55 hectares and is bordered by a Green Wedge. • There is one Conservation Area located within the village around Church Green • Broomfield contains the Chelmsford's single biggest employer, Broomfield Hospital, as well as one of Chelmsford's largest secondary schools. •
<p>Danbury</p>	<ul style="list-style-type: none"> • Danbury is a village located 2-3 km to the east of Chelmsford's main urban area and on the A414. The village sprawls to the west, north and east of the A1414 and is centred on the junction of Maldon Road and Mayes Lane. • The village has good links to the local transport network which run along the A414. • The village has a range of local services fronting the A414, two primary schools, a medical centre, a surgery, four dentists, library, post office, five public houses, five sports facilities, five churches and an existing employment area within the settlement boundaries at the Royal British Legion Trading Estate. • There are local neighbourhood centres located at Eves Corner, Maldon Road and Little Baddow Road. • The Danbury village neighbourhood centre is focused around the village green. The centre includes tea rooms, a pharmacy and a hairdresser. Along the busier main road there is a larger food store and convenience newsagents/off licence. • There are dense wooded areas to the south and north of the village and a number of environmentally protected areas in close proximity to the village boundaries. In particular, there is a large SSSI to the south of village (Danbury Common) and two to the northern boundary (Woodham Walter Common and Blake’s Wood and Lingwood Common). • Danbury Country Park to the west of the village is a Registered Park and Garden.

Settlement Key Characteristics

	<ul style="list-style-type: none"> The central and western areas of the village lie within a Conservation Area and there are two Scheduled Monuments included to the south of the A414, Danbury Camp Hill Fort and the Medieval Tile Kiln, north of Eves Corner.
Galleywood	<ul style="list-style-type: none"> Galleywood, is located to the south of Chelmsford’s main urban area. It has good transport links, with easy access to the A12 and in turn to the M25. The major route through the village of Galleywood is the B1007 Stock Road from Chelmsford to the A12 and Billericay. Watchouse Road is an important link between Galleywood and Great Baddow and is the signed route for HGVs serving the Rignals Lane industrial area. The main shopping facility at the junction of Watchouse Road and Skinners Lane comprises nine retail outlets, including a post office within the newsagent convenience store, a butcher, a greengrocer, an off-licence, a chemist, and a hair salon. Barnard Road hosts a range of mixed uses services and facilities. The Galleywood Medical Centre in Barnard Road closed in 2016. Beehive Lane accommodates a Chelmsford City Council’s sports and recreation facility. It is home to Chelmsford Sports Club incorporating separate cricket and hockey clubs. There are three schools in Galleywood. The Essex County Council Infants’ School, and St. Michael’s Church of England Junior School, are on adjacent sites in Barnard Road. Thriftwood School is on Beehive Lane. Galleywood is well served by regular bus services, terminating at the southern end of Barnard Road, to Chelmsford and through to Broomfield Hospital, running at 15 minute intervals during most of the day. Galleywood is entirely enclosed by the Metropolitan Green Belt, consisting mainly of intensively farmed arable land, interspersed with some orchards and a few small patches of woodland. The western side of the village is bounded by Galleywood Common, a mixture of woodland and open grassland that extends over farmland to the parish boundary. The Common is designated a Local Nature Reserve.
Great Leighs	<ul style="list-style-type: none"> Great Leighs is a linear village which runs parallel to the A131 approximately 5-6 km north east of Chelmsford’s main urban area. The village is serviced by two buses which provide public transport linkages to Chelmsford City Centre. The village includes some local services amenities such as a post office, two public houses, a church, a village hall and playing field. It also has one primary school. The village contains two sites of cultural and environmental importance which are Gubbions Hall Scheduled Monument and a Wildlife Trust Nature Reserve located to the north east of the main settlement.
Runwell	<ul style="list-style-type: none"> Runwell is located adjacent to Wickford on the southern boundary of the Council’s administrative area. The village lies 9-10 km south of Chelmsford and to the north of the A132 Runwell Road. The village lies within/adjacent to the Metropolitan Green Belt.

Settlement Key Characteristics

	<ul style="list-style-type: none"> • The village has a number of local facilities including an existing primary school, a dentist, public house, a church and recreational facilities and there are two authorised gypsy sites located to the north east of the village located off Meadow Lane • A wider range of amenities is available within the town of Wickford approximately 0.5 km to the south, with a convenience store within the St Luke's Park development. • The village has good access to public transport with Wickford train station and a range of bus services being available on the A132 all to the south of the village.
Stock	<ul style="list-style-type: none"> • Stock lies 6-7 km south of Chelmsford and approximately 2-3 km to the north of Billericay in a rural area on the B1007 Stock Road. The settlement is centred round the junctions of High Street and Mill Road around The Square. • The village has a good range of local services and facilities including a post office, primary school, a surgery, four public houses, a library, a Common and four churches. • The Stock neighbourhood centre is focused around The Square which is made up of a number of retail units including a post office/general store and restaurants. • The village is enclosed by the Metropolitan Green Belt. • The central area of the settlement to the north and south of the B1007 is a designated Conservation Area which includes a number of listed buildings such as the All Saints Church and Bear Inn and Farthings located around The Square.
Writtle	<ul style="list-style-type: none"> • Writtle is a village located about 1 km from the edge of Chelmsford's main urban area. • Access to the village is obtained from the A414 Greenbury Way to the south and the A1060 to the north. • Local services and facilities are catered for in the centre of the village and on the Rollestons Estate which includes a surgery, two schools, pharmacy, dentist, five public houses, library, five sports facilities, a post office, ARU Writtle and a BT depot. • There is an existing travelling show people site and an authorised gypsy and traveller site located to the west of the village. • The village rises from the floodplain at the confluence of two rivers, the Can and the Wid. It is surrounded by a patchwork of fields with ancient and traditional hedgerows, interspersed with small groups of trees. Land to the north, south and west is designated as Metropolitan Green Belt. Land to the east, meanwhile, is a Green Wedge. • The eastern side of the village forms part of a Conservation Area which includes The Green and the All Saints Church. • Aubyns, on the approach to the church, is the only Grade I listed building within the village and there are a number of Grade 2 Listed Buildings within the Conservation Area.

APPENDIX E – DEFINITIONS OF SIGNIFICANCE

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.	○ Will it conserve and enhance international and national designated nature conservation sites (Special Areas of Conservation, Special Protection Areas, Ramsars and Sites of Special Scientific Interest) both within and beyond the local authority area?	++	Significant Positive	The policy/proposal would have a positive effect on European or national designated sites, habitats or species (e.g. enhancing habitats, creating additional habitat or increasing protected species populations).
	○ Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland?			The policy/proposal would create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.
	○ Will it avoid damage to, and protect, geologically important sites?	+	Positive	The policy/proposal would have major positive effects on protected geologically important sites.
	○ Will it conserve and enhance priority species and habitats?			The policy/proposal would significantly enhance Chelmsford City Area's green infrastructure network.
	○ Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process through Biodiversity Net Gain?			The policy/proposal would have a positive effect on sub-regional/local designated sites, habitats or species.
○ Will it enhance ecological connectivity and maintain and improve the multifunctional green infrastructure network?	0	Neutral	The policy/proposal would improve existing habitats to support local biodiversity.	
○ Will it provide opportunities for people to access the natural environment?			The policy/proposal would have positive effects on protected geologically important sites.	
○ Will it contribute to Biodiversity Net Gain?	-	Negative	The policy/proposal would enhance Chelmsford City Area's green infrastructure network.	
			The policy/proposal would not have any effect on the achievement of the objective.	
		--	Significant Negative	The policy/proposal would have negative effects on sub-regional or local designated sites, habitats or species (e.g. short term loss of habitats, loss of species and temporary effects on the functioning of ecosystems).
				The policy/proposal would lead to short-term disturbance of existing habitat but would not have long-term effects on local biodiversity.
				The policy/proposal would have minor negative effects on protected geologically important sites.
				The policy/proposal would adversely affect Chelmsford City Area's green infrastructure network.
				The policy/proposal would have negative effects on European or national designated sites, habitats and/or protected species (i.e. on the interest features and integrity of the site, by preventing any of the conservation objectives from being achieved or resulting in a

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				<p>long term decrease in the population of a priority species). These effects could not be reasonably mitigated.</p> <p>The policy/proposal would result in significant, long term negative effects on non-designated sites (e.g. through significant loss of habitat leading to a long term loss of ecosystem structure and function).</p> <p>The policy/proposal would have significant negative effects on protected geologically important sites.</p> <p>The policy/proposal would have a significant adverse effect on Chelmsford City Area's green infrastructure network.</p>
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<ul style="list-style-type: none"> ○ Will it provide a range of housing types to meet the current and emerging need for market and affordable housing? ○ Will it reduce the level of homelessness? ○ Will it help to ensure the provision of good quality, well designed homes which meet the needs of all groups in society? ○ Will it deliver homes of high energy efficiency standards which contribute to the City Area's zero carbon targets? ○ Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? ○ Will it deliver independent living housing for older people and people with disabilities? 	++	Significant Positive	The policy/proposal would provide a significant increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites with capacity for 100 or more units).
		+	Positive	<p>The policy/proposal would provide an increase to housing supply and would provide access to decent, affordable housing for residents with different needs (e.g. housing sites of between 1 and 99 units).</p> <p>The policy/proposal would make use of/improve existing buildings or unfit, empty homes.</p> <p>The policy/proposal would promote high quality design.</p> <p>The policy/proposal would deliver sufficient pitches to meet requirements for Gypsies and Travellers and Showpeople.</p>
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would reduce the amount of affordable, decent housing available (e.g. a net loss of between 1 and 99 dwellings).

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
		--	Significant Negative	The policy/proposal would significantly reduce the amount of affordable, decent housing available.(e.g. a net loss of 100+ dwellings).
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	<ul style="list-style-type: none"> ○ Will it provide a supply of high quality employment land to meet the needs of existing businesses and attract inward investment? ○ Will it maintain and enhance economic competitiveness and promote the interests of local businesses? ○ Will it help to diversify the local economy? ○ Will it provide good quality, well paid, and accessible employment opportunities that meet the needs of local people and all groups in society? ○ Will it improve the physical accessibility of training and employment opportunities, including childcare provision? ○ Will it support rural diversification and economic development? ○ Will it promote a low carbon economy? ○ Will it reduce out-commuting? ○ Will it contribute to opportunities for home-working? ○ Will it improve access to training to raise employment potential? ○ Will it promote investment in educational establishments? 	++	Significant Positive	The policy/proposal would significantly encourage investment in businesses, people and infrastructure which would lead to a more diversified economy, maximising viability of the local economy and reducing out-commuting (e.g.it would deliver over 1 ha of employment land). The policy/proposal would result in the creation of new educational institutions.
		+	Positive	The policy/proposal would encourage investment in businesses, people and infrastructure (e.g. delivering between 0.1 and 0.99 ha of employment land). The policy/proposal would provide accessible employment opportunities. The policy/proposal would support diversification of the rural economy. The policy/proposal would deliver residential development in close proximity to a major employment site (i.e. within 2,000m walking distance or 30mins travel time by public transport). The policy/proposal would support existing educational institutions. The policy/proposal would support economic growth in the low carbon sector.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would have negative effects on businesses, the local economy and local employment (e.g. it would result in the loss of between 01 and 0.99 ha of employment land).
		--	Significant Negative	The policy/proposal would have significant negative effects on business, the local economy and local employment (e.g. policy/proposal would lead to the closure or relocation of existing

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				significant local businesses, loss of employment land of 1 ha or more, or would affect key sectors). The policy/proposal would result in the loss of existing educational establishments without replacement provision elsewhere within the Chelmsford City Area.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it promote principles of inclusive and age-friendly design? Will it encourage more people to live in urban areas? Will it enhance the public realm, including provision for pedestrians and cyclists? Will it enhance the viability and vitality of South Woodham Ferrers town centre and neighbourhood centres? Will it tackle deprivation in the most deprived areas and reduce inequalities in access to education, employment and services amongst all social groups? Will it maintain and enhance community facilities and services, through co-location, for example? Will it increase access to schools via safe and direct walking and cycling routes, early years and childcare and colleges? Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? Will it foster social cohesion and good community relations? 	++	Significant Positive	The policy/proposal would significantly enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit. The policy/proposal would create new, or significantly enhance existing, community facilities and services. The policy/proposal would significantly improve social and environmental conditions within deprived areas and support regeneration. The policy/proposal would ensure that new residential development is located in close proximity to a wide range of services and facilities (e.g. within 800 m of a wide range of services and/or the City Centre or South Woodham Ferrers town centre).
		+	Positive	The policy/proposal would significantly enhance the vitality and viability of South Woodham Ferrers town centre and/or villages. The policy/proposal would enhance the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit. The policy/proposal would enhance existing community facilities and services. The policy/proposal would improve social and environmental conditions within deprived areas. The policy/proposal would ensure that new residential development is located in close proximity to some services and facilities (e.g. within 800 m of a key service).
		0	Neutral	The policy/proposal would enhance the vitality and viability of South Woodham Ferrers town centre and/or villages. The policy/proposal would not have any effect on the achievement of the objective.

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
		-	Negative	<p>The policy/proposal would undermine the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit.</p> <p>The policy/proposal would reduce the accessibility, availability and quality of existing community facilities and services.</p> <p>The policy/proposal would result in new residential development being located away from existing services and facilities (e.g. in excess of 2,000 m from a wide range of services).</p> <p>The policy/proposal would have an adverse effect on the vitality and viability of South Woodham Ferrers town centre and/or villages.</p>
		--	Significant Negative	<p>The policy/proposal would substantially undermine the attractiveness of the main urban area of Chelmsford as a place to invest, live, work and visit leading to an outflow of the population and disinvestment.</p> <p>The policy/proposal would result in the loss of existing community facilities and services without their replacement elsewhere within the Chelmsford City Area.</p> <p>The policy/proposal would have a significantly adverse effect on the vitality and viability of South Woodham Ferrers town centre and villages.</p> <p>The policy/proposal would result in new residential development being inaccessible to existing services and facilities.</p>
		~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>
		?	Uncertain	<p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	<ul style="list-style-type: none"> ○ Will it avoid locating development where environmental circumstances could negatively impact on people's health? ○ Will it maintain and improve access to multifunctional open space, leisure and recreational facilities for all residents? ○ Will it provide for the management and maintenance of open spaces, such as through Stewardship Agreements? ○ Will it promote healthier lifestyles amongst all residents? 	++	Significant Positive	<p>The policy/proposal would have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration.</p> <p>The policy/proposal would ensure that new residential development is located in close proximity to a range of healthcare facilities (e.g. within 800 m of a GP surgery and open space).</p> <p>The policy/proposal would deliver new healthcare facilities and/or open space.</p> <p>The policy/proposal would significantly reduce the level of crime through design and other safety measures.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it meet the needs of an ageing population and support those with disabilities? Will it align investment in healthcare facilities and services with growth? Will it improve access to healthcare facilities and services? Will it promote community safety and reduce the fear of crime through safe and welcoming open and natural spaces? Will it reduce actual levels of crime and anti-social behaviour? Will it promote design that discourages crime? Will it promote a healthier community food environment such as through opportunities for food growing? 	+	Positive	<p>The policy/proposal would promote healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration.</p> <p>The policy/proposal would ensure that new residential development is located in close proximity to a healthcare facility (e.g. within 800 m of a GP surgery or open space).</p> <p>The policy/proposal would reduce crime through design and other safety measures.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would reduce access to healthcare facilities and open space.</p> <p>The policy/proposal would deliver residential development in excess of 800 m from a GP surgery and/or open space.</p> <p>The policy/proposal would lead to an increase in reported crime and the fear of crime in the district.</p> <p>The policy/proposal would have effects which could cause deterioration of health.</p>
		--	Significant Negative	<p>The policy/proposal would result in the loss of healthcare facilities and open space without their replacement elsewhere within the Chelmsford City Area.</p> <p>The policy/proposal would lead to a significant increase in reported crime and the fear of crime.</p> <p>The policy/proposal would have significant effects which would cause deterioration of health within the community (i.e. increase in pollution)</p>
		~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>
		?	Uncertain	<p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport through the provision of connected, attractive and safe routes? Will it help to reduce traffic congestion and improve road safety? Will it allow for people with mobility problems or a disability to access buildings and places? Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? Will it enhance Chelmsford's role as a key transport node? Will it reduce the level of freight movement by road? 	++	Significant Positive	<p>The policy/proposal would significantly reduce need for travel, road traffic and congestion (e.g. new development is within 400 m walking distance of all services).</p> <p>The policy/proposal would create opportunities/incentives for the use of sustainable travel/transport of people/goods.</p> <p>The policy/proposal would significantly reduce out-commuting.</p> <p>The policy/proposal would support investment in transportation infrastructure and/or services.</p>
		+	Positive	<p>The policy/proposal would reduce need for travel (e.g. new development is within 400m of one or more services).</p> <p>The policy/proposal would encourage the use of sustainable travel/transport of people/goods.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would increase the need for travel by less sustainable forms of transport, increasing road traffic and congestion.</p> <p>The policy/proposal would deliver new development in excess of 400 m from public transport services/cycle routes.</p>
		--	Significant Negative	<p>The policy/proposal would significantly increase the need for travel by less sustainable forms of transport, substantially increasing road traffic and congestion.</p> <p>The policy/proposal would result in the loss of transportation infrastructure and/or services.</p>
		~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>
		?	Uncertain	<p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>
		7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of best and most versatile agricultural land? 	++

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+	Positive	The policy/proposal would encourage development on brownfield.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would result in development on greenfield or would create conflicts in land-use.
		--	Significant Negative	The policy/proposal would result in the loss of agricultural land. The policy/proposal would result in the loss of best and most versatile agricultural land.
		~	No Relationship	The policy/proposal would result in land contamination.
		?	Uncertain	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible. The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
8. Water: To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> Will it reduce water pollution and improve ground and surface water quality? Will it address issues associated with nutrient loading? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	++	Significant Positive	The policy/proposal would lead to a significant reduction of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater and/or surface water would be significantly improved and all water targets (including those relevant to biological and chemical quality) would be met/exceeded. The policy/proposal would lead to a significant reduction in the demand for water. The policy/proposal would support investment in water resources infrastructure.
		+	Positive	The policy/proposal would lead to a reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater or surface water would be improved and some water targets (including those relevant to biological and chemical quality) would be met/exceeded. The policy/proposal would lead to a reduction in the demand for water.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would lead to an increase in the amount of waste water, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be reduced.

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
		--	Significant Negative	<p>The policy/proposal would lead to an increase in the demand for water.</p> <p>The policy/proposal would lead to a significant increase in the amount of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be decreased and water targets would not be met.</p> <p>The policy/proposal would lead to deterioration of the current WFD classification.</p> <p>The policy/proposal would lead to a significant increase in the demand for water placing the Essex Water Resources Zone in deficit over the lifetime of the Essex and Suffolk Water Water Resources Management Plan.</p> <p>The policy/proposal would result in the capacity of existing wastewater management infrastructure being exceeded without appropriate mitigation.</p>
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver multifunctional sustainable urban drainage systems (SUDs) where possible and promote investment in flood defences that reduce vulnerability to flooding? 	++	Significant Positive	The policy/proposal would significantly reduce flood risk to new or existing infrastructure or communities (currently located within the 1 in 100 year floodplain).
		+	Positive	The policy/proposal would reduce flood risk to new or existing infrastructure or communities (currently located 1 in 1000 year floodplain).
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective. It is anticipated that the policy will neither cause nor exacerbate flooding in the catchment.
		-	Negative	The policy/proposal would result in an increased flood risk within the 1 to 1000 year floodplain.
		--	Significant Negative	The policy/proposal would result in development being located within Flood Zone 2.
			The policy/proposal would result in an increased flood risk within the 1 to 100 year floodplain.	

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				The policy/proposal would result in development being located within Flood Zone 3.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
10. Air: To improve air quality.	<ul style="list-style-type: none"> ○ Will it maintain and improve air quality? ○ Will it address air quality issues? ○ Will it avoid locating development in areas of existing poor air quality? ○ Will it minimise emissions to air from new development, such as through the preparation of a sustainable travel plan to reduce car use? ○ Will it provide for electric charging points to support the adoption of electric vehicles? ○ Will it affect air quality at designated sites that are sensitive to air pollution? 	++	Significant Positive	The policy/proposal would significantly improve air quality and result in air quality targets being met/exceeded.
		+	Positive	The policy/proposal would improve air quality.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would lead to a decrease in air quality.
		--	Significant Negative	The policy/proposal would lead to a significant decrease in air quality.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> ○ Will it minimise energy use and reduce or mitigate greenhouse gas emissions, assisting realisation of the City Area’s emission targets? ○ Will it plan or implement adaptation measures for the likely effects of climate change? ○ Will it maximise the delivery of renewable and low carbon energy generation at site level and district level and reduce dependency on non-renewable sources? ○ Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	++	Significant Positive	The policy/proposal would significantly reduce greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would significantly reduce energy consumption or increase the amount of renewable energy being used/generated.
		+	Positive	The policy/proposal would reduce greenhouse gas emissions from the Chelmsford City Area. The policy/proposal would increase resilience/decrease vulnerability to climate change effects. The policy/proposal would reduce energy consumption or increase the amount of renewable energy being used/generated. The policy/proposal would support/encourage sustainable design.

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none"> Will it deliver homes and other buildings of high energy efficiency standards which contribute to the City Area's zero carbon targets? 	<p>0</p> <p>-</p> <p>--</p> <p>~</p> <p>?</p>	<p>Neutral</p> <p>Negative</p> <p>Significant Negative</p> <p>No Relationship</p> <p>Uncertain</p>	<p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>The policy/proposal would lead to an increase in greenhouse gas emissions from the Chelmsford City Area.</p> <p>The policy/proposal would not increase resilience/decrease vulnerability to climate change effects.</p> <p>The policy/proposal would lead to a significant increase in greenhouse gas emissions from the Chelmsford City Area.</p> <p>The policy/proposal would increase vulnerability to climate change effects.</p> <p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p> <p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it result in development within a Minerals Safeguarding Area? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? 	<p>++</p> <p>+</p> <p>0</p> <p>-</p> <p>--</p>	<p>Significant Positive</p> <p>Positive</p> <p>Neutral</p> <p>Negative</p> <p>Significant Negative</p>	<p>The policy/proposal would reduce the amount of waste generated through prevention, minimisation and re-use.</p> <p>The policy/proposal would significantly reduce the amount of waste going to landfill through recycling and energy recovery.</p> <p>The policy/proposal would support/encourage investment in waste management facilities.</p> <p>The policy/proposal would reduce the amount of waste going to landfill through recycling and energy recovery.</p> <p>The policy/proposal would encourage the use of sustainable materials.</p> <p>The policy/proposal would not have any effect on the achievement of the objective.</p> <p>The policy/proposal would result in an increased amount of waste going to landfill.</p> <p>The policy/proposal would increase the demand for local resources.</p> <p>The policy/proposal would result in a significantly increased amount of waste going to landfill.</p> <p>The policy/proposal would significantly increase the demand for local resources.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				The policy/proposal would result in inappropriate development within a Minerals Safeguarding Area.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> ○ Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets both above and below ground? ○ Will it tackle heritage assets identified as being 'at risk'? ○ Will it promote sustainable repair and reuse of heritage assets? ○ Will it protect or enhance the significance of designated heritage assets? ○ Will it protect or enhance the significance of non-designated heritage assets? ○ Will it promote local cultural distinctiveness, recognising the diversity of Chelmsford's population? ○ Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? ○ Will it improve and promote access to buildings and landscapes of historic/cultural value? 	++	Significant Positive	<p>The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with national designations (including their setting).</p> <p>The policy/proposal will make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets to be accessed.</p> <p>The policy/proposal would result in an assets(s) being removed from the At Risk Register.</p>
		+	Positive	<p>The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with local designations (including their setting).</p> <p>The policy/proposal will increase access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	<p>The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with local designations.</p> <p>The policy/proposal would temporarily restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>
		--	Significant Negative	<p>The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with national designation or result in the destruction of heritage assets (national or local).</p> <p>The policy/proposal would permanently restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.</p>

Assessment Objective	Guide Questions	Effect	Description	Illustrative Guidance
				The policy/proposal would result in an asset being placed on the At Risk Register.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	<ul style="list-style-type: none"> ○ Will it conserve and enhance landscape character and townscapes? ○ Will it promote high quality design in context with its urban and rural landscape? ○ Will it avoid inappropriate development in the Green Belt and maintain its extent? ○ Will it help to conserve and enhance the Marine Conservation Zone? ○ Will it avoid inappropriate erosion of the Green Wedge? ○ Will it protect tranquil landscapes and areas? 	++	Significant Positive	The policy/proposal would offer potential to significantly enhance landscape/townscape character. The policy/proposal would ensure the long term protection of the Green Belt.
		+	Positive	The policy/proposal would offer potential to enhance landscape/townscape character.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would have an adverse effect on landscape/townscape character.
		--	Significant Negative	The policy/proposal would have a significant adverse effect on landscape/townscape character. The policy/proposal would result in inappropriate development in the Green Belt or affect the permanence of the Green Belt boundary.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.



APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

Key to Appraisals

Score	Description	Symbol
Significant Positive Effect	The preferred option contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The preferred option contributes to the achievement of the objective but not significantly.	+
Neutral	The preferred option does not have any effect on the achievement of the objective	0
Minor Negative Effect	The preferred option detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The preferred option detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the preferred option and the achievement of the objective or the relationship is negligible.	~
Uncertain	The preferred option has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

HOUSING REQUIREMENT: 23,326 DWELLINGS, 30 PERMANENT PITCHES FOR GYPSIES AND TRAVELLERS AND 28 PERMANENT PLOTS FOR TRAVELLING SHOWPEOPLE

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake's Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that residential development would not directly affect these designated sites although housing growth could have indirect negative effects on these assets due to, for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation. However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites. In this regard, the HRA of the Local Plan highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional 'in combination' effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>Residential development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land is required for development. The development of greenfield land could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and occupation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected. Notwithstanding the above, it should be noted that planning permission has</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<p>that are well connected and biodiversity rich?</p> <ul style="list-style-type: none"> Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 		<p>already been granted for a proportion of the housing requirement and/or sites have been built out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species.</p> <p>Residential development may provide opportunities to enhance existing, or incorporate new, green infrastructure. This could potentially have a significant positive effect on this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such assets.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective due to the potential for indirect, adverse effects on designated sites, and the loss of habitats from the use of greenfield land, although uncertainty remains with regard to the exact type, magnitude and duration of effects.</p> <p>Assumptions</p> <ul style="list-style-type: none"> For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p> <ul style="list-style-type: none"> The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City's assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	++	<p>Likely Significant Effects</p> <p>The preferred housing requirement makes provision for a minimum of 23,326 net new homes over the plan period at an average annual rate of 1,210 net new homes per-year. This is in accordance with the City Area's assessed housing need.</p> <p>This is expected to help provide a degree of flexibility by ensuring choice and competition in the market for land and is consistent with the National Planning Policy Framework's (NPPF) direction that local planning authorities should seek to boost significantly the supply of housing and the broad aim of the Housing White Paper (2017).The Gypsy and Traveller Accommodation Assessment covers the period 2023 to 2041 and identifies a requirement of 40 -permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2041. Consequently, the Pre-Submission Local Plan proposes provision for a total of 30 permanent pitches for Gypsies and Travellers and total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041.</p> <p>Overall, the housing requirement has been assessed as having a significant positive and effect on this objective.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? 	<p>++</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings would support the construction sector both within and outside the City Area and has the potential to create employment opportunities as well as increased economic activity in the local and wider supply chain. However, the extent to which the jobs created benefit the City Area's residents will depend on the number jobs created and the recruitment policies of prospective employers. In the longer term (once development is complete), the increase in local population could boost the local labour market and increase economic activity in the local community.</p> <p>The Council's Economic Strategy (2017) provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. Chelmsford has the largest business base within the Heart of Essex.</p> <p>As part of the Employment Land Review 2023 (and Focused Update 2024), an analysis of economic forecasts has been undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes proposed.</p> <p>Overall, the housing requirement has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> The Local Plan could encourage local recruitment/training associated with the construction and operational phases of development. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 		<ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? Will it increase access to schools and colleges? 	+/-	<p>Likely Significant Effects</p> <p>Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the City Area through, for example, developer contributions and on-site provision. This could help enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated.</p> <p>Larger services such as schools and health facilities as well as employment opportunities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. Prospective residents are likely to benefit from high levels of accessibility.</p> <p>Chelmsford in the top 20% least deprived local authority areas nationally, scoring 260th out of 317 local authorities in the 2019 Index of Multiple Deprivation. However, there are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, all within the City of Chelmsford, being within the most deprived in the country. Development within or near to the deprived LSOAs could have a positive effect upon these areas as housing and associated key services and community facilities may become more accessible.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The Education Act 2011 requires that, where the need for a new school is identified, the Local Education Authority (LEA) invites proposals to establish an academy or free school, with the decision over whether to go ahead ultimately taken by the Department for

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion? 		<p>Education. Once established LEAs cannot require academies or free schools to expand. So there are uncertainties as to how future needs for school places will be met which are outside of the control of the Local Plan.</p>
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? • Will it maintain and enhance Public Rights of Way and Bridleways? • Will it promote healthier lifestyles? • Will it meet the needs of an ageing population? • Will it support those with disabilities? • Will it support the needs of young people? • Will it maintain and enhance healthcare facilities and services? • Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The construction of new housing may have a localised negative effect on the health and wellbeing of residents, particularly those with poor respiration, who are in close proximity to development sites and along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues would be more pertinent if development were to take place within sensitive areas with pre-existing health issues. However, these effects are expected to be temporary and not significant.</p> <p>Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>As at 2024, the Chelmsford City Area had 3,538 ha of open space including 223 ha of park and recreation grounds open space, and 350 ha of outdoor sports space. It should be noted, however, that the Chelmsford Open Space Study (2024) has found some deficiencies in open space provision including amenity greenspace, parks and recreation grounds and play space. New development could be expected to provide an opportunity to facilitate further the promotion of healthy lifestyles through addressing these deficiencies.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <p>Additional housing development within the City Area could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that increased demand from new residents may affect the quality of existing facilities and services.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? 		<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help to reduce traffic congestion and improve road safety? Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The development of 1,210 dwellings per annum would increase traffic both during construction and once development is complete. This could result in localised traffic congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 of the IIA Report notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The housing requirement would meet (as a minimum) Chelmsford’s assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of 23,326 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision due to greater demand linked with population growth and developer contributions. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are also likely to benefit from high levels of accessibility which may promote walking and cycling (and also, potentially, reduce car use).</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it support the expansion, or provision of additional, park and ride facilities? Will it enhance Chelmsford's role as a key transport node? Will it reduce the level of freight movement by road? 		<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The impact of housing growth on levels of commuting is to some extent uncertain.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Housing growth is expected to encourage the reuse of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required. This has been assessed as having a significant negative effect on this objective.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and significant negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? 	-/?	<p>Likely Significant Effects</p> <p>The construction of new housing development and the consequent growth in population can be expected to increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Draft Water Resources Management Plan 2024 notes that the Essex supply area is seriously water stressed area with full customer metering planned 2035. The demand savings from planned water efficiency and metering programmes will enable national targets for water consumption to be met, namely household per capita consumption: 122 litres per person per day by 2038 and 110 litres per person per day by 2050. Policy DM25 sets a lower target of 90 litres per person per day.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 		<p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>In consequence, effects on water resource availability are not expected to be significant.</p> <p>Depending on the location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). However, it is assumed that the design of new development will include (where appropriate) sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water: Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<p>flooding, taking into account the capacity of sewerage systems?</p> <ul style="list-style-type: none"> • Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? • Will it encourage the use of multifunctional areas and landscape design for drainage? • Will it help to discourage inappropriate development in areas at risk from coastal erosion? • Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint in some parts of the City Area including within the main urban areas of Chelmsford, South Woodham Ferrers and East Chelmsford Garden Community. In this context, the loss of greenfield land to support housing development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. • The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? 	<p align="center">-/?</p>	<p>Likely Significant Effects</p> <p>The construction of new residential development is likely to have a negative effect on air quality due to, for example, emissions generated from plant and HGV movements during construction. Once dwellings are occupied, the increase in population in the City Area will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 		<p>The HRA identifies that growth supported by the Preferred Options Local Plan has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>The housing requirement would meet (as a minimum) Chelmsford's assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated pollution from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of 23,326 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions to air associated with car use and congestion. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions to air.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The impact of housing growth on levels of commuting is to some extent uncertain.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? 	-/?	<p>Likely Significant Effects</p> <p>Residential development would be expected to increase overall energy consumption and greenhouse gas emissions within the City Area. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and domestic energy consumption and vehicle movements once dwellings are occupied.</p> <p>Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions of DM7 for the Chelmsford City Area have generally fallen, albeit slowly, and residential development could present opportunities for new homes to include low carbon technologies within their design and to use low carbon materials within their construction. Policy DM31 seeks to introduce challenging zero carbon requirements for new construction, in line with national and local aspirations for a transition to carbon neutrality by 2050.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 		<p>The housing requirement would meet (as a minimum) Chelmsford’s assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated greenhouse gas emissions from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of 23,326 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and congestion. With development focused on the City Centre, South Woodham Ferrers, West Chelmsford, Garden Communities and principal and local neighbourhood centres, prospective residents are also likely to benefit from high levels of accessibility which may reduce car use and associated emissions.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings will require raw materials (such as aggregates, steel and timber). This may place pressure on local mineral assets to support construction. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Some parts of the City Area have been designated as Mineral Safeguarding Areas. However, residential development within these areas is unlikely as the principle of extraction has been accepted and the need for release of minerals proven within the Minerals Local Plan. If there are any instances where development sites overlay a Mineral Safeguarding Area it may be feasible to work minerals prior to development taking place.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Essex Minerals Local Plan? 		<p>Residential development will generate waste through construction, although it is anticipated that a proportion of this waste would be reused or recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings which could place pressure on existing waste management facilities. However, it is again anticipated that a proportion of this waste would be reused or recycled.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness? Will it help to conserve historic buildings, places and spaces that 	+/-/?	<p>Likely Significant Effects</p> <p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II), 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Residential development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development which is currently uncertain.</p> <p>New residential development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage-led development to positively impact and enhance the setting of assets.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<p>enhance local distinctiveness, character and appearance through sensitive adaptation and re-use?</p> <ul style="list-style-type: none"> • Will it improve and promote access to buildings and landscapes of historic/cultural value? • Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, the delivery of 23,326 dwellings is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. In particular, the level of growth proposed is likely to increase the potential pressure on greenfield land for development and could lead to higher density (and taller) residential development. Notwithstanding the effects identified, it should be noted that planning permission has already been granted for a proportion of this housing requirement and/or sites have been built and it is assumed that impacts on landscape have been duly considered.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Residential development has the potential to adversely affect the townscape character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.

EMPLOYMENT LAND REQUIREMENT (162,646 SQM OF EMPLOYMENT FLOORSPACE)

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>There are three European sites within the Chelmsford City Council administrative area (the City Area): Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake's Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that employment development would not directly affect these designated sites although the construction and operation of employment uses could have indirect negative effects on these assets due to, for example, emissions to air and noise. However, this would be dependent on the exact location and type of future development and the proximity of the development to the designated sites.</p> <p>There are a limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area. In consequence, it is expected that a large proportion of new employment development would be situated on greenfield land, which could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, however the magnitude of the effect is uncertain.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that new development would not be located on land designated for nature conservation. • For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p> <ul style="list-style-type: none"> • The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> • Will it meet the City’s objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? • Will it reduce the level of homelessness? • Will it help to ensure the provision of good quality, well designed homes? • Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	0	<p>Likely Significant Effects</p> <p>The housing requirement has taken into account forecast demand associated with employment space provision over the plan period. In consequence, the employment space requirement has been assessed as having a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> • Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? • Will it maintain and enhance economic competitiveness? • Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? • Will it support the growth of new sectors including those linked to the Anglia Ruskin University? • Will it help to diversify the local economy? • Will it provide good quality, well paid employment opportunities that meet the needs of local people? • Will it improve the physical accessibility of jobs? • Will it support rural diversification and economic development? • Will it promote a low carbon economy? • Will it reduce out-commuting? 	++	<p>Likely Significant Effects</p> <p>The construction of new employment space would support the construction sector and has the potential to create spend in the local supply chain. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the City Area’s residents will depend on the number of jobs created and the recruitment policies of prospective employers.</p> <p>The Council’s Economic Strategy (2017) highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing.</p> <p>In this context, the provision proposed 162,646 Sqm would be expected to help maintain and enhance Chelmsford’s strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.</p> <p>Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes notably at Hammonds Farm [43,000 sqm]; North East Chelmsford [59,946 sqm] as well as the employment-led proposals off the A12 J18 (43,000 sqm), which would be expected to help ensure that the opportunities created are easily accessible to prospective residents.</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension.</p> <p>The provision of local employment opportunities may help to tackle unemployment, particularly in the more deprived parts of the City Area. However, the extent to which job creation is locally</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 		<p>significant will depend on the type of jobs created (in the context of the local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>The provision of retail floorspace will help support service provision in existing and new communities.</p> <p>Overall, the employment land requirement has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers. There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City’s attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? Will it increase access to schools and colleges? 	+	<p>Likely Significant Effects</p> <p>Jobs growth and the associated provision of employment land and retail floorspace would help to attract investment to the City of Chelmsford and South Woodham Ferrers, promoting urban renaissance. Jobs growth would also increase spend in the local economy, helping to improve the viability and vitality of existing shops, services and facilities in the areas where development is allocated as well as in proposed new communities.</p> <p>There are pockets of deprivation across the City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country. Jobs growth may create employment opportunities that are accessible to the City Area’s residents, including those in these deprived areas. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>Whilst jobs growth would be unlikely to have a direct effect on education, training and apprenticeship opportunities may be provided by businesses who occupy new premises once sites have been developed. This could help to raise skill levels amongst workers and residents in the City Area.</p> <p>The provision of retail floorspace will help support service provision in existing and new communities.</p> <p>Overall, the employment land requirement has been assessed as having a positive effect on this objective.</p> <p>Assumptions</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? Will it foster social cohesion? 		<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it maintain and enhance Public Rights of Way and Bridleways? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it support the needs of young people? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? Will it improve access to healthcare facilities and services? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? 	+/-?	<p>Likely Significant Effects</p> <p>The construction of employment sites has the potential to have a localised and short term negative effect on the health and wellbeing of residents, with poor respiration, who are in close proximity to development sites and/or along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues will be more pertinent within sensitive areas with pre-existing health issues and other deprived areas within the City Area. However, these effects are expected to be temporary and not significant.</p> <p>Once premises are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with the movement of workers to/from sites and operational traffic (including HGVs). In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>The creation of local employment opportunities and additional retail floorspace could reduce out-commuting from the City Area and associated emissions to air. However, as noted under IIA Objective 3, there remains some uncertainty regarding jobs forecasts. The proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm] and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development but could also draw into commuters from further afield, with attendant traffic-related issues.</p> <p>The extent to which new employment development promotes healthy lifestyles through, for example, walking and cycling will be dependent on its accessibility. Should future development be focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, then employment opportunities would be physically accessible to a relatively large labour pool which may promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it reduce out-commuting? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help to reduce traffic congestion and improve road safety? Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? Will it support the expansion, or provision of additional, park and ride facilities? Will it enhance Chelmsford's role as a key transport node? Will it reduce the level of freight movement by road? 	+/-	<p>Likely Significant Effects</p> <p>The provision of employment land would be expected to increase levels of traffic during both the construction of premises and once development is complete. This may result in congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 notes that future development in the City Area could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The creation of local employment opportunities, particularly in mixed use new development, could help to reduce out-commuting from the City Area. The proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm] and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development but could also draw into commuters from further afield, with attendant traffic-related issues.</p> <p>Development in the two main urban areas of Chelmsford and South Woodham Ferrers provides employment opportunities (and retail provision) which is physically accessible to a relatively large labour pool which may promote walking and cycling and public transport use. Similarly, the aspiration of a balance between housing and service provision in proposed new communities should help to promote use of sustainable transport modes.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? 	+/-	<p>Likely Significant Effects</p> <p>Employment development is expected to support the redevelopment of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land will be required to support jobs growth.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 		<p>employment development result in the loss of this land, then there would be further negative effects on this objective which could be significant.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	-	<p>Likely Significant Effects</p> <p>The construction of new employment development will increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 of the IIA Report notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Draft Water Resources Management Plan 2024 notes that through planned water efficiency and metering programmes, national targets for non-household water consumption of 9% reduction in demand by 2038 can be met.</p> <p>Depending on the type and location of new employment development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction and operational activities (through, for example, accidental discharges or uncontrolled surface water runoff). However, it is assumed that the design of new development will include sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it help to minimise the risk of flooding to existing and new developments/infrastructure? • Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? • Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? • Will it encourage the use of multifunctional areas and landscape design for drainage? • Will it help to discourage inappropriate development in areas at risk from coastal erosion? • Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 	<p align="center">-/?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis contained in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new employment development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>The loss of greenfield land to support employment development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces), although it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. • The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? • Will it avoid locating development in areas of existing poor air quality? • Will it minimise emissions to air from new development? 	<p align="center">+/-/?</p>	<p>Likely Significant Effects</p> <p>There is the potential for the construction and occupation of new employment uses to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete. Effects on this objective may be more pronounced if development is located near to health deprived areas of the City Area.</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated emissions to air. In addition, the extent to which new employment development affects car use and related emissions will be dependent on its accessibility. New development focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, means that employment opportunities would be physically accessible to a relatively large labour</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>pool which may promote walking and cycling and public transport use, reducing emissions to air associated with travel by car.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p align="center">+/-/?</p>	<p>Likely Significant Effects</p> <p>Employment development would increase energy consumption and greenhouse gas emissions within the City Area. Sources of emissions would include the use of plant, HGV movements and the embodied carbon in materials during construction and energy consumption and vehicle movements once premises are occupied.</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated emissions to air. In addition, the extent to which new employment development affects car use and related emissions will be dependent on its accessibility. New development focused in the two main urban areas of Chelmsford and South Woodham Ferrers in particular, means that employment opportunities would be physically accessible to a relatively large labour pool which may promote walking and cycling and public transport use, reducing emissions to air associated with travel by car.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period. There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> • Will it minimise the demand for raw materials? • Will it promote the use of local resources? • Will it reduce minerals extracted and imported? • Will it increase efficiency in the use of raw materials and promote recycling? • Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? • Will it reduce waste arisings? • Will it increase the reuse and recycling of waste? • Will it support investment in waste management facilities to meet local needs? • Will it support the objectives and proposals of the Essex Minerals Local Plan? 	-	<p>Likely Significant Effects</p> <p>The construction of employment premises will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Depending on the nature of the employment use, raw materials may also be required during the operational phase, although the volume and type of resources required would be dependent on the type and scale of use.</p> <p>Commercial development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled. Once premises are occupied, there would also be an increase in commercial waste arisings although again, it is anticipated that a proportion of this waste would be reused or recycled.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect upon this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. • The exact scale of resource use will be dependent on the final scale and type of uses that come forward.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? • Will it tackle heritage assets identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets? • Will it protect or enhance the significance of non-designated heritage assets? 	+/-/?	<p>Likely Significant Effects</p> <p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II),, 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Employment development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote local cultural distinctiveness? Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>New employment development could have a positive effect on this objective for example, where it supports heritage-led development.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? Will it help to conserve and enhance the character of the undeveloped coastline? Will it avoid inappropriate erosion to the Green Wedge? 	<p align="center">+/-/?</p>	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, employment development is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>The baseline analysis presented in Section 3 highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Employment development has the potential to adversely affect the character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors.

PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake’s Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Local Wildlife Sites within and adjacent to the settlements including a Local Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>The Spatial Strategy would support the redevelopment of brownfield sites, particularly in the Chelmsford Urban Area. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) and South Woodham Ferrers and at, North East Chelmsford, East Chelmsford, Great Leighs, Ford End, East Hanningfield, Danbury, Bicknacre, Writtle and Galleywood will be required (it is also noted that new development in other locations</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Allied with the potential construction of a Chelmsford North-East Bypass as well as other infrastructure, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area’s green infrastructure network.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain. This is considered further in the appraisal of cumulative effects in the IIA Report and HRA.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects). It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact biodiversity value of sites is unknown.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City’s objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	<p align="center">++/?</p>	<p>Likely Significant Effects</p> <p>The Spatial Strategy would deliver the majority of the City Area’s new housing allocations in and adjacent to the Chelmsford Urban Area (including East of Great Baddow / North of Sandon, West Chelmsford and North of Broomfield) with smaller scale provision adjacent to South Woodham Ferrers and key service settlements including (inter alia) Great Leighs, Bicknacre and East Hanningfield. This would help to meet housing needs in these settlements.</p> <p>Whilst there is the potential that housing needs in other settlements will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? Will it promote investment in educational establishments? 	<p>++/?</p>	<p>Likely Significant Effects</p> <p>The Spatial Strategy would focus employment growth within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north east, east and south of the Urban Area and to the north of South Woodham Ferrers.</p> <p>Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations. The accessibility of these locations may be further enhanced through the provision of supporting infrastructure including a proposed new Chelmsford North-East Bypass and highways improvements as well as by existing planned infrastructure including a new rail station to the north east of Chelmsford as part of the Beaulieu development.</p> <p>Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes which would be expected to help ensure that the opportunities created are easily accessible to prospective residents. Specifically, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm) will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 40,000 sqm).</p> <p>Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p>The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle, a long-established and nationally-recognised land-based technologies institution; Sandford Mill, a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important landscape scale gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at key service and service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension.</p> <p>There is a risk that growth could place pressure on existing community facilities and services within host settlements. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to help address increased demand arising from new development and could also benefit existing residents.</p> <p>There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion? 		<p>development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that beyond the main settlements, the Council will support diversification of the rural economy.</p> <p>As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle.. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? • Will it maintain and enhance Public Rights of Way and Bridleways? • Will it promote healthier lifestyles? • Will it meet the needs of an ageing population? • Will it support those with disabilities? • Will it support the needs of young people? • Will it maintain and enhance healthcare facilities and services? • Will it align investment in healthcare facilities and services with growth to 	<p align="center">++/-</p>	<p>Likely Significant Effects</p> <p>There is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas with pre-existing health issues.</p> <p>In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use. In particular, the proposed employment allocations at Hammonds Farm (43,000 sqm) North East Chelmsford [59,946 sqm) and the employment-led proposals off the A12 J18 (43,000 sqm)</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<p>ensure that there is capacity to meet local needs?</p> <ul style="list-style-type: none"> • Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? • Will it improve access to healthcare facilities and services? • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? • Will it reduce the fear of crime? • Will it promote design that discourages crime? 		<p>will provide employment opportunities within the immediate vicinity of existing and new housing development.</p> <p>The Chelmsford Open Space Study (2024) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. The Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<p>supports growth in the Chelmsford City Area?</p> <ul style="list-style-type: none"> • Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? • Will it support the expansion, or provision of additional, park and ride facilities? • Will it enhance Chelmsford's role as a key transport node? • Will it reduce the level of freight movement by road? 		<p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements which could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks.</p> <p>The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> • Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? • Will it avoid the loss of agricultural land including best and most versatile land? • Will it reduce the amount of derelict, degraded and underused land? • Will it encourage the reuse of existing buildings and infrastructure? • Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford, and North of Broomfield) and South Woodham Ferrers and at Great Leighs, Danbury, Bicknacre, Ford End and East Hanningfield would be required to deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites). This will lead to a loss of approximately 864 hectares (ha) of Grade 3 agricultural land and approximately 244ha of Grade 2 land which equates to around 2.4% of the total Grade 2 and around 4.3% of the total Grade 3 land in the City Area. Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective.</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Hanningfield Reservoir Treatment Works which is a major site containing water treatment facilities. Through this policy provision, the preferred Spatial Strategy is therefore expected to help ensure that there will be long-term provision of water supplies.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area are defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> Measures contained in the Essex and Suffolk Water Draft Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? Will it encourage the use of multifunctional areas and landscape design for drainage? Will it help to discourage inappropriate development in areas at risk from coastal erosion? Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>The City Area’s existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. Their protection from development could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p> <p>As noted above, the HRA identifies that growth supported by the Local Plan Preferred Options has the potential to contribute to 'in combination' air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the 'in combination' contribution of the Local Plan is likely to be too small to be 'significant'.</p> <p>As highlighted under the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Notwithstanding the above, as noted in the assessment against IIA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area’s housing requirement to key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Overall, the Spatial Strategy has been assessed as having a positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Essex Minerals Local Plan? 	~	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness? 	+/-/?	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Hammonds Farm, Great Baddow/Sandon, Bicknacre, East Hanningfield and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow and Sandon Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of</p>

APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets.</p> <p>The implementation of the Spatial Strategy is accompanied by the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? Will it promote high quality design in context with its urban and rural landscape? Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? Will it help to conserve and enhance the character of the undeveloped coastline? Will it avoid inappropriate erosion to the Green Wedge? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment</p>



APPENDIX F – APPRAISAL OF DEVELOPMENT REQUIREMENTS AND THE PROPOSED SPATIAL STRATEGY

IIA Objective	Guide Questions	Score	Commentary
			<p>(2017 and 2023 update) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none">• None identified. <p>Uncertainties</p> <ul style="list-style-type: none">• None identified.

APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

This appendix presents the assessment of the proposed site allocations associated with each growth area. Summaries of these assessments are presented in Section 5 of the Main Report (Table 5.8, Table 5.9 and Table 5.10). These assessments do not take into account the provisions of the associated site allocation policies contained in Section 7 of the Preferred Options Consultation Document nor the mitigation provided by the other proposed Local Plan policies.

The growth site policies do not repeat the requirements of other development management policies, for example, they do not list the key infrastructure needed to support the delivery of the Local Plan as set out in Strategic Policy S9 – Infrastructure Requirements and Strategic Policy S10 – Securing Infrastructure and Impact mitigation. These and other policies relating to development management provide the framework that the growth policies are intended to act within. Where particularly relevant, certain development management policies have been identified within the appraisal text.

SITE APPRAISAL CRITERIA

The following site appraisal criteria and associated thresholds of significance have been used to appraise the proposed site allocations contained in the Local Plan and reasonable alternatives.

IIA Objective	Appraisal Criteria	Threshold	Score
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Proximity to: -statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); -local nature conservation designations (Local Nature Reserve, County Wildlife Site)	No designations affecting site.	0
		Within 100m of a locally designated/Within 500m from an international/national site.	-
		Within 100m of a statutory designated site.	--
	Presence of protected species. Presence of BAP habitats and species	Does not contain protected species/BAP priority habitats and species.	0
		Within 100m of protected species/BAP priority habitats and species.	-
		Contains protected species/BAP priority habitats and species.	--

APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
	Green infrastructure provision. Enhancement of habitats and species.	Development would have a positive effect on European or national designated sites, habitats or species / create new habitat or significantly improve existing habitats / significantly enhance the green infrastructure network.	++
		Development would have a positive effect on regional or local designated sites, habitats or species / improve existing habitats / enhance the green infrastructure network.	+
		Development would not affect green infrastructure provision.	0
		Development would adversely affect the green infrastructure network.	-
		Development would have a significant adverse effect on the green infrastructure network.	--
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Number of (net) new dwellings proposed/loss of dwellings.	100+ dwellings (3ha or more).	++
		1 to 99 dwellings (up to 2.9ha).	+
		0 dwellings.	0
		-1 to -99 dwellings (-2.9ha or more).	-
		-100+ dwellings (-3ha or more).	--
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net employment land provision/loss.	1ha+ of land.	++
		0.1ha to 0.99ha of land.	+
		0ha	0
		-01ha to -0.99ha of land.	-
		-1ha+ of land.	--
	Proximity to key employment sites.	Within 2,000m walking distance of a major employment site.	+
		In excess of 2,000m walking distance of a major employment site.	0

APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
	Impact on educational establishments.	Development of the site would result in the creation of an educational establishment/support the substantial expansion of an existing establishment.	++
		Development would contribute to the provision of additional educational services/facilities.	+
		Development would not affect educational establishments.	0
		Development would not contribute to the provision of additional educational facilities and would increase pressure on existing educational facilities.	-
		Development would result in the loss of an existing educational establishment/building without replacement provision elsewhere in the Chelmsford City Area.	--
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Walking distance to key services including: -GP surgeries -Primary schools -Secondary schools -Post Offices -Supermarkets (including local stores) Proximity to town centres. Accessibility by public transport.	Within 800m walking distance of all services and/or the City Centre/South Woodham Ferrers town centre.	++
		Within 800m of one or more key services and/or within 2,000m of all services/the City Centre or South Woodham Ferrers town centre and/or within 400m of public transport.	+
		Within 2,000m of a key service.	0
		In excess of 2,000m from all services/public transport/the City Centre or South Woodham Ferrers town centre.	-
	Provision/loss of community facilities and services.	Development would provide key services and facilities on site.	++
		Development would contribute to the provision of additional services and facilities.	+
		Development would not provide or result in the loss of key services and facilities.	0
		Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.	-
		Development would result in the loss of key services and facilities without their replacement elsewhere within the Chelmsford City Area.	--
			Within 800m walking distance of a GP surgery and open space.

APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
5. Health and Wellbeing: To improve the health and wellbeing being of those living and working in the Chelmsford City Area.	Access to: -GP surgeries -open space (including sports and recreational facilities)	Within 800m of a GP surgery or open space.	+
		Within 2,000m of a GP surgery or open space.	0
		In excess of 2,000m from a GP surgery and/or open space.	-
	Provision/loss of open space or health facilities.	Would provide open space and/or health facilities on site.	++
		Development would contribute to the provision of additional open space and/or health facilities.	+
		Would not affect current provision of open space or health facilities.	0
		Development would not contribute to the provision of additional open space and/or health facilities and would increase pressure on existing open space and/or health facilities.	-
		Would result in the loss of open space and/or health facilities without their replacement elsewhere within the District.	--
	Neighbouring uses.	Not located in close proximity to unsuitable neighbouring uses.	0
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Access to: -bus stops -railway stations -existing or proposed park and ride facility	Within 400m walking distance of all services or within a City, Town or Key Service Settlement.	++
		Within 400m or more of one or more services.	+
		In excess of 400m from all services.	-
	Impact on highway network.	Sites has good access to the strategic road network (employment uses only).	+
		No impact on highway network.	0



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
		Potential adverse impact on highway network.	-
		Potential significant adverse impact on highway network.	--
	Infrastructure investment.	Development would support investment in transportation infrastructure and/or services.	++
		Development would not support investment in, or result in the loss of, transportation infrastructure and/or services.	0
		Development would result in the loss of transportation infrastructure and/or services.	--
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Development of brownfield / greenfield/ mixed land Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3)).	Previously developed (brownfield) land.	++
		Mixed greenfield/brownfield land.	+/-
		Greenfield (not in ALC Grades 1, 2 or 3).	-
		Greenfield (in ALC Grade 1, 2 or 3).	--
	Soil contamination.	Development would result in existing land / soil contamination being remediated.	++
		Development would not affect the contamination of land/soils.	0
		Development could be affected by existing contaminated land.	-
		Development would result in the contamination of land/soils.	--
8. Water: To conserve and enhance water quality and resources.	Proximity to waterbodies	In excess of 50m of a waterbody.	0
		Within 10-50m of a waterbody.	-
		Within 10m of a waterbody.	--
		No requirement to upgrade water management infrastructure.	0

APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
	Requirement for new or upgraded water management infrastructure.	Requirement to upgrade water management infrastructure.	--
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Presence of Environment Agency Flood Zones.	Within Flood Zone 1.	0
		Within Flood Zone 2.	-
		Within Flood Zone 3a/b.	--
10. Air: To improve air quality.	Proximity to areas identified with air quality issues.	In excess of 500m of an area with air quality issues.	0
		Within 500m of an area with air quality issues.	-
		Adjacent to an area with air quality issues.	--
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	It has not been possible to identify specific site level criteria for this IIA Objective.	N/A	N/A
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0
		Within a Minerals Safeguarding Areas.	--
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Effects on designated heritage assets (for example, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Park and Gardens). Effects on non-designated heritage assets.	Development would enhance designated heritage assets or their settings.	++
		Development would result in an assets(s) being removed from the At Risk Register.	++
		Development would enhance non-designated heritage assets or their settings.	+
		Development would increase access to heritage assets.	+
		Development is unlikely to affect heritage assets or their settings.	0
		Development may have an adverse effect on designated heritage assets and/or their settings. Development may affect non-designated sites or their settings.	-



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS AND REASONABLE ALTERNATIVES

IIA Objective	Appraisal Criteria	Threshold	Score
		Development may have a significant adverse effect on a designated heritage assets or their settings	--
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Effects on landscape/townscape character.	Development offers potential to significantly enhance landscape/townscape character.	++
	Presence of Green Belt.	Development offers potential to enhance landscape/townscape character.	+
	Presence of Green Wedge.	Development is unlikely to have an effect on landscape/townscape character.	0
	Presence of Coastal Protection Belt.	Development may have an adverse effect on landscape/townscape character and/or site is located in a Green Wedge or the Coastal Protection Belt.	-
		Development may have a significant adverse effect on landscape/townscape character and/or site is located in the Green Belt.	--

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.



GROWTH AREA 1: CENTRAL AND URBAN CHELMSFORD

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>POLICY GR1 - GROWTH IN CHELMSFORD CITY CENTRE/ URBAN AREA</p> <p>(covering growth sites 1g, 1h, 1i, 1k, 1l, 1m, 1n, 1p, 1q, 1r, 1s, 1t, 1v, 1z, 1aa, and 1bb,)</p>	0	++	++	++	++	+	0	0	0	+	+	0	++	0
<p>Likely Significant Effects</p> <p>The policy does not have any specific provision in relation to biodiversity, hence a neutral effect is identified in relation to IIA Objective 1 (Biodiversity).</p> <p>The policy encourages a range of housing, including affordable housing to be provided, hence a significant positive effect has been identified in respect IIA Objective 2 (Housing). The policy requires contributions towards education facilities and integration of workspace and community facilities, which could provide employment. A significant positive effect is therefore identified in relation to IIA Objective 3 (Economy).</p> <p>A significant positive effect is identified in relation to sustainable living and revitalisation (IIA Objective 4) as the policy encourages development within the City Centre and Urban Area.</p> <p>A significant positive effect is anticipated in respect of IIA Objective 5 (Health) as the policy requires financial contributions towards new healthcare facilities and new or enhanced sport and leisure facilities.</p> <p>A minor positive effect is anticipated in relation to IIA Objective 6 (Transport) as the policy encourages access to public transport.</p> <p>A neutral effect is identified in relation to IIA Objectives 7, 8, 9 12 and 14) as the policy does not discuss these issues.</p> <p>A minor positive effect has been identified for Objectives 10 and 11 as the policies emphasis on sustainable transport would be expected to improve air quality and reduce greenhouse gas emissions.</p> <p>Significant positive has been identified for IIA Objective 13 due to the policy's emphasis on the need to protect both designated and non-designated heritage assets and preserve or enhance Conservation Areas.</p> <p>Mitigation</p> <p>Development Management policies in the Local Plan will apply.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE 1a – CHELMER WATERSIDE (Growth Site Policy 1a covering sites CW1a, CW1c, CW1d, CW1e, CW1f)	-/?	++	+/?	++	+	++	++	0	-	-	~	0	+/-/?	+

Likely Significant Effects

A number of sites that sit within this policy are adjacent to the Chelmer Valley Riverside and Chelmsford Watermeadows LoWS and the potential for a minor negative effect (with some uncertainty) is consequently identified for IIA Objective 1 (Biodiversity).

A significant positive effect is anticipated in relation to IIA Objective 2 (Housing) given the combined contribution of sites that sit within this policy to housing need (880 homes). CW1b is a site that has already been completed in accordance with this policy and has provided 446 homes against a predicted allocation of 420, which can be considered in addition to the 880 new homes that would be created by sites CW1a, CW1c-CW1f.

The policy encourages and facilitates commercial uses so some employment could be provided as a result of this. Development would be required to make a financial contribution to early years, primary and secondary education. A minor positive effect has therefore been identified (with some uncertainty) against IIA Objective 3 (Economy).

A significant positive effect is anticipated in relation to Objective 4 ‘Sustainable Living and Revitalisation’ (as was the case at individual site level).

A minor positive effect is anticipated in relation to IIA Objective 5 (Health and Wellbeing) on the grounds that the policy includes an allowance for open space (e.g., generous waterside margins, green infrastructure and improved or new facilities for water-based clubs), which could enable increased participation in recreation.

A significant positive effect is anticipated in relation to IIA Objective 6 (Transport) on the grounds that the policy includes improved pedestrian and cycle connections and the site is well located towards the centre of Chelmsford. A car club is also required. The need for improvements to local and strategic road network are identified.

A significant positive effect is anticipated in relation to IIA Objective 7 (Land Use) given the use of previously developed land.

The potential for negative and significant negative effects in relation to water (Objective 8) were identified for individual sites because of their proximity to the river. However, Policy DM18 requires the use of SuDS which should help maintain water quality. Strategic Policy S4 is also relevant in this respect. No significant effects are therefore anticipated.

A residual minor negative effect is anticipated in relation to flood risk. Some sites include areas within Flood Zones 2 and 3 and the potential for significant negative effects was therefore identified for some sites that sit within the policy on that basis. The policy requires natural flood risk and surface water management measures which is expected to help manage this risk.

There is potential for a minor negative effect in relation to IIA Objective 10 (Air Quality) (reflecting the appraisal for individual sites). Whilst the policy for this site does not contain any criteria in relation to air quality, it does encourage alternatives to the car (and car sharing) which could help reduce impacts on air quality. Policy DM30 ‘Contamination and Pollution’ also requires developments to demonstrate that they will not have an unacceptable significant impact on air quality, health and wellbeing.



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The performance of the policy against IIA Objective 11 (Climate Change) is assessed as 'no relationship' for individual sites. The policy for this site does not contain any specific requirements in relation to climate change adaptation and mitigation and is assessed on the same basis.</p> <p>The performance of the policy against IIA Objective 12 (Waste and Resource Use) is assessed as 'no significant effect' for individual sites. The policy does not contain any requirements in relation to natural resources and is assessed on the same basis.</p> <p>At the individual site level, the potential for significant negative effects was identified in relation to IIA Objective 13 (Cultural Heritage) due to proximity to listed buildings and the fact that the site is within a Conservation Area. Strategic Policy S3 provides the policy context for ensuring that these features are taken into account when the site comes forward for development. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment. The policy for the site requires a layout that contributes towards the distinct identity of Chelmer Waterside and encourages use of the waterways and their environs and the provision of public art among other landscape and design requirements. A minor positive effect is therefore anticipated in relation to IIA Objective 14 (Landscape and Townscape).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1b – FORMER ST PETER'S COLLEGE, FOX CRESCENT	-/?	++	++	++	++	++/-	++/-	0	0	0	~	0	0	0
<p>Likely Significant Effects</p> <p>The appraisal against IIA Objective 3 (Economy) has been altered from a mixed minor negative/positive effect to a significant positive effect as the policy requires provision of new education facilities on site and also opportunities for small workspaces. A significant positive effect is also identified in respect of IIA Objective 5 (Health and Wellbeing) as the policy seeks to deliver new open space for community use.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1d – RIVERSIDE ICE	-/?	++	+/-/?	++	-	++/-	++	-	-	0	~	0	-	+



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
AND LEISURE LAND, VICTORIA ROAD														
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. Effects on IIA Objective 8 (Water) and IIA Objective 9 (Flood Risk) are assessed as minor negative rather than significant negative on basis that the policy identifies the need for flood risk mitigation and SuDS.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1e – CIVIC CENTRE LAND, FAIRFIELD ROAD	0/?	++	+/-	++	-	++/-	++	0	0	0	~	0	+	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area except for Objective 13 (Cultural Heritage) which is assessed as minor negative as the policy identifies the need to protect and enhance locally listed buildings and the West End Conservation Area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 1f – EASTWOOD HOUSE CAR PARK, GLEBE ROAD	0/?	++	+/-	++	+	++	++	0	0	0	~	0	+	+
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area except for Objective 13 (Cultural Heritage) which is assessed as minor negative as the policy identifies the need to protect and enhance the West End Conservation Area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1g – CHELMSFORD SOCIAL CLUB, SPRINGFIELD ROAD	-/?	+	+/-	++	+	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects</p> <p>Effects on IIA Objective 8 (Water) and IIA Objective 9 (Flood Risk) are assessed as minor negative rather than significant negative on basis that the policy identifies the need for flood risk mitigation and SuDS. Effects on objectives 5 (Health) is now a minor positive as the policy seeks to maintain space for recreation. Effects on Objectives 13 (Cultural Heritage) are neutral as the policy seeks to protect the nearby listed buildings.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1h – ASHBY HOUSE CAR PARKS, NEW STREET	-/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area as the policy does not introduce any significant factors.</p> <p>The policy does acknowledge the need to respect the character of Globe House and Marriages Mill and requires financial contributions to improve Brook Street public realm.</p> <p>Mitigation</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.														
GROWTH SITE 1i RECTORY LANE CAR PARK WEST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. The policy does acknowledge the need to respect the character of King Edward VI School.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1k – FORMER CHELMSFORD ELECTRICAL AND CAR WASH, BROOK STREET	0/?	+	+/-/?	++	0	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. It is, however, noted that the policy requires financial contributions to improve Brook Street public realm and seeks to protect the character of Globe House and Marriages Mill.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
GROWTH SITE 11 – BT TELEPHONE EXCHANGE, COTTAGE PLACE	0/?	+	+/-/?	++	0	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. It is, however, noted that the policy requires financial contributions to improve Church Street/Cottage Place public realm and protects locally listed buildings.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area.’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1m RECTORY LANE CAR PARK EAST	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. The policy does acknowledge the need to protect the locally listed Cemetery Gatehouse and Lodge on Rectory Lane</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area.’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1n – WATERHOUSE LANE DEPOT AND NURSERY	0/?	+	+/-	++	+	++	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1p – BRITISH LEGION, NEW LONDON ROAD	0/?	+	+/-	++	0	++/-	++	0	0	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>The policy acknowledges the need to respect the New London Road Conservation Area, and an adjacent building listed on the Council’s Register of Buildings of Local Value.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology and Biodiversity’ and Strategic Policy S6 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1q – REAR OF 17 TO 37 BEACH’S DRIVE	0/?	+	+/-	+	+	++	++	0	-	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
GROWTH SITE 1r – GARAGE SITE, ST NAZAIRE ROAD	-/?	+	+/-	++	+	++	++	0	0	0	~	0	0	0
<p>Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1s – GARAGE SITE AND LAND, MEDWAY CLOSE	0/?	+	+/-	+	-	++/-	++/--	-	-	0	~	0	0	-
<p>Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 1t – CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD	0/?	+	+/-	++	0	++	++	0	0	0	~	0	-	+
<p>Likely Significant Effects The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy does acknowledge the need to respect the setting of the nearby Listed Building and Conservation Area.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ and Strategic Policy S3 ‘Conserving and Enhancing the Historic Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1v – RAILWAY SIDINGS, BROOK STREET	-/?	0	++	++	+/-	++/?	++	-	-	0	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this policy is largely unchanged from the scoring for the sites within the associated policy area. The potential for significant negative effects in relation to water (IIA Objective 8) has been identified for this site. However, plan policies require the use of SuDS, which should help maintain water quality and ensure that adverse effects are mitigated.</p> <p>The policy encourages the improvement of pedestrian/cycle links and in consequence, a positive effect has been identified in respect of IIA Objective 6 (Transport).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. GR1 ‘Growth in Chelmsford City Centre/Urban Area,’ DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 1w - MEADOWS SHOPPING CENTRE AND SURFACE CAR PARK	0/?	++	+/-	++	+	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects</p> <p>The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.														
STRATEGIC GROWTH SITE POLICY 1Y - LAND BETWEEN HOFFMANN'S WAY AND BROOK STREET (MARRIAGE'S MILL)	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1Z - GRANARY CAR PARK, VICTORIA ROAD	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology and Biodiversity' and Strategic Policy S6 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
GROWTH SITE POLICY 1aa - COVAL LANE CAR PARK	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1bb - GLEBE ROAD CAR PARK	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. GR1 'Growth in Chelmsford City Centre/Urban Area,' DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 1cc – ANDREWS PLACE, LAND WEST OF RAINSFORD LANE	0/?	+	+/-	++	0	++/-	++	-	-	-	~	0	0	+



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects The scoring for this site is unchanged from the scoring for the associated policy area.</p> <p>Mitigation General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 2 – WEST CHELMSFORD	0/?	++	+/-	++	++	++	--	-	-	0	~	--	0/?	--
<p>Likely Significant Effects This site requires a new neighbourhood centre including retail, circa 2.1 hectares of land for a co-located primary school and early years and childcare nursery.. The policy also requires a financial contribution to leisure facilities and new pedestrian and cycle links and other green infrastructure and therefore the appraisal of this site against IIA Objective 5 (Health and Wellbeing) has a significant positive effect. These measures are also expected to further enhance positive effects in respect of IIA Objective 4 (Sustainable Living and Revitalisation).</p> <p>The appraisal of this site against IIA Objective 6 (Transport) is a significant positive effect as the policy requires measures to enable travel by sustainable modes and improvements to the local and strategic road network.</p> <p>The potential for significant negative effects in relation to water (IIA Objective 8) and flood risk (IIA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3. However, plan policies require the use of flood mitigation measures and SUDS which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated.</p> <p>The site may contain archaeological deposits and as such the policy requires an archaeological evaluation.</p> <p>Whilst the policy requires an appropriate landscaped edge to mitigate the visual impact of the development, in view of the scale of development and loss of greenfield land, effects on landscape and townscape (IIA Objective 14) are still considered to be significant.</p> <p>Mitigation General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S11 'Infrastructure Requirements') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE 3a – EAST CHELMSFORD – MANOR FARM	0/?	++	+/-	+	++	++	--	-	-	0	~	--/?	-/?	-
<p>Likely Significant Effects</p> <p>This policy requires a new Country Park and in consequence, with a consequent significant positive effect against IIA Objective 5 (Health and Wellbeing).</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of its proximity to a water course. However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The Policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending results of the Minerals Resource Assessment.</p> <p>The policy does require a robust northern landscaped edge to the development and green buffering to the Green Wedge and Conservation Area to mitigate visual impact together with design that respects local landscape character and protects views into the site, including the removal of overhead power lines. Whilst this is likely to help minimise landscape and visual effects, in the absence of more detail, the potential for minor negative effects against IIA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>The measures included within this policy, including (inter alia) improvements to the local highways network, provision for walking and cycling and sustainable modes of transport and requirement for financial contributions to education and other community facilities, will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objectives 4 (Sustainable Living and Revitalisation) and 6 (Transport).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 3b – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (Employment Site)	0/?	0	++	+	++	++	--	0	0	0	~	--/?	-/?	-



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The appraisal against IIA Objective 6 (Transport) has been identified as a significant positive as the policy requires measures to enable travel by sustainable modes (including the safeguarding of space for the future extension of Sandon Park and Ride and pedestrian and cycle connections to it) and provision for walking/cycling.</p> <p>Objective 5 (health) has been scored as a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain, pending the results of this Assessment.</p> <p>The policy does require appropriate landscaping which is likely to help minimise landscape and visual effects. However, in the absence of more detail, the potential for minor negative effects against IIA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>The measures included within this policy, including (inter alia) the requirement for financial contributions to education facilities and onsite provision of an early years and childcare new nursery, will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objective 3 (Economy) and II Objective 4 (Sustainable Living and Revitalisation).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE 3c – EAST CHELMSFORD – LAND SOUTH OF MALDON ROAD	0/?	++	+/-	+	++	++	--	0	0	0	~	--/?	-/?	-
<p>Likely Significant Effects</p> <p>The appraisal against IIA objective 5 (Health and Wellbeing) records a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site.</p> <p>The appraisal against IIA Objective 6 (Transport) has a significant positive effect as the policy requires measures to improve the highways network, enable travel by sustainable modes and provide for walking/cycling.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain, pending the results of this Assessment.</p> <p>The policy acknowledges the need for the provision of public open space. Consideration is also given to the need to protect historic assets in the area including the WWII pillbox and listed building to the east and the Sandon Conservation Area. Mitigating the visual impact from the existing pylons and substation is also required.</p> <p>Whilst the policy requires that proposals minimise the impact on Croft Wood, the tree belt that lines the site to the north and north west, in the absence of more detail, the potential for minor negative effects against IIA Objectives 13 (Cultural Heritage) and 14 (Landscape and Townscape) remains. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>The requirement for financial contributions to education and early years facilities will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objective 3 (Economy) and IIA Objective 4 (Sustainable Living and Revitalisation).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE 3d – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (RESIDENTIAL)	0/?	+	+/-	+	+++	++	--	0	0	0	~	--	0/?	-
<p>The appraisal against IIA objective 5 (Health and Wellbeing), has a significant positive as the policy requires provision of a coherent network of public open space, formal and informal sport, recreation and community space within the site.</p> <p>The appraisal against IIA Objective 6 (Transport) has a significant positive effect as the policy requires measures to improve the highways network, enable travel by sustainable modes and provide for walking/cycling.</p> <p>The site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which on IIA Objective 13 (Cultural Heritage) are uncertain pending the results of the assessment.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain, pending the results of this Assessment.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The effect on IIA Objective 14 (landscape) has a minor negative as the policy seeks to conserve and enhance the Chelmer and Blackwater Conservation Area and retain the WWII pillbox in the northern part of the site and provide interpretation boards.</p> <p>The requirement for financial contributions to education and early years facilities will further enhance the positive effects identified during the appraisal of this site in respect of IIA Objective 3 (Economy) and IIA Objective 4 (Sustainable Living and Revitalisation).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 4 – LAND NORTH OF GALLEYWOOD RESERVOIR	-	+	+/-	+	+	++	++/-	-	0	0	~	0	0	0
<p>Likely Significant Effects</p> <p>The potential for significant negative effects in relation to water (IIA Objective 8) has been identified for this site because of its proximity to a water course. However, the policy requires the use of flood mitigation measures and SUDS which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 5 - LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE	0/?	+	+/-	++	+	++	++/-	0	0	0	~	0	-	+/0



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>It is noted that the policy requires that proposals respect surrounding listed buildings and Conservation Area, although until further details are known, negative effect in respect of IIA Objective 13 (Cultural Heritage) remain.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S3 'Conserving and Enhancing the Historic Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														

GROWTH AREA 2: NORTH CHELMSFORD

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE POLICY 6 – NORTH EAST CHELMSFORD (CHELMSFORD GARDEN COMMUNITY)	+/-/?	++	++	++	++	++	--	-	0	0	+	--/?	--/?	--
<p>Likely Significant Effects</p> <p>This policy requires a new garden community incorporating a Country Park, Neighbourhood Centres, land for an all-through school (including primary with co-located early years, secondary and potential for a sixth form centre), three further primary schools with co-located early years and childcare nurseries, and four standalone nursery schools.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>It also includes 9ha of dedicated employment land, and 10 serviced pitches for Gypsy and Travellers. In consequence, the appraisal of the associated site against IIA Objective 4 (Sustainable Living and Revitalisation) has a significant positive effect on IIA Objective 3 are also expected to be further strengthened). As a result of the supporting on-site development, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has a significant positive effect. The provision of a Country Park and Destination Parks has also been assessed as having a positive effect on biodiversity (IIA Objective 1), although the potential for negative effects remains.</p> <p>The assessment of the site against IIA Objective 6 (Transport) has a significant positive effect. This reflects the type/scale of required transportation improvements including safeguarded land for a single carriageway road (or Section 1a) of the Chelmsford North East Bypass, extension to the Chelmsford Area Bus Based Rapid Transit (ChART) infrastructure, improvements to the highways network and the provision of pedestrian and cycling links and a car club.</p> <p>The site is predominantly greenfield with a limited area of brownfield associated with the Channels Lodge Bar and Brasserie. As such, the site has been assessed as a significant negative against IIA Objective 7.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy states that renewable, low carbon and decentralised energy schemes will be encouraged on site alongside the proposed sustainable transport improvements. As a result, the score for IIA Objective 11 (Climate Change) has a minor positive effect.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is a significant/uncertain. It should be noted that there may be an opportunity to utilise sand and gravel within the former site as part of the development.</p> <p>The policy includes a requirement for development to be planned around a coherent framework of routes, blocks and spaces that deliver areas of distinct character, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development. • Supporting text to the policy could make reference to the opportunity to utilise sand and gravel within the former site as part of the development. 														
STRATEGIC GROWTH SITE POLICY 7a – GREAT LEIGHS – LAND AT MOUSLSHAM HALL	-/?	++	++	++	++	++	++/--	-	0	0	~	--/?	--/?	--



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The policy includes requirements for the provision of a neighbourhood centre, a new primary school with co-located early years and childcare nursery, and convenience shopping space on site.</p> <p>This site has been assessed as having a significant negative effect on biodiversity (IIA Objective 1) due to the presence of nature conservation sites within/in close proximity to the site boundary including River Ter SSSI. This policy requires the creation of a network of green infrastructure alongside park space. In consequence, effects on this objective is a minor negative, although some uncertainty remains.</p> <p>In light of the supporting development on site which includes employment space, the score for this site against IIA Objective 3 (Economy) is a significant positive effect (these measures may also enhance the positive effects identified in respect of IIA Objective 4).</p> <p>This policy seeks appropriate provision of open space and healthcare and leisure facilities together with walking and cycling links. In consequence, the negative effects identified during the appraisal of this site in respect of IIA Objective 5 (Health and Wellbeing) is a significant positive effect.</p> <p>The assessment of this site against IIA Objective 6 (Transport) has a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 7b – GREAT LEIGHS – LAND EAST OF LONDON ROAD	-/?	++	+	++	++	++	--	0	0	0	~	--/?	--/?	--



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The anticipated effect on Objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policies requirements to create a network of green infrastructure and ensure appropriate habitat mitigation and creation is provided.</p> <p>The anticipated effect on objective 3 (economy) has a minor positive effect as a result of the anticipated employment opportunities associated with care for the elderly.</p> <p>A significant positive effect has been identified against Objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing accommodation for the elderly.</p> <p>As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>The assessment of this site against IIA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for sustainable transport infrastructure provision set out in the policy.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 7c – GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE	-/?	++	+/-	++	++	++	++/--	0	0	0	~	--/?	--/?	--



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>The anticipated effect on objective 1 (biodiversity) has been moved from a significant negative to a minor negative in light of the policies requirements to create a network of green infrastructure and ensure appropriate habitat mitigation and creation is provided.</p> <p>A significant positive effect has been identified against Objective 4 (Sustainable Living and Revitalisation) as a result of the important contribution that the site will make to the development of the Great Leighs area, in particular by providing a mixed size and type of housing.</p> <p>As a result of the supporting on-site development, including promoting walking and cycling and a financial contribution to health facilities, the minor negative effect for the site identified against IIA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>The assessment of this site against IIA Objective 6 (Transport) has also moved to a significant positive effect in recognition of the requirements for a well-designed site with sufficient infrastructure.</p> <p>The potential for a significant negative effect in relation to water (IIA Objective 8) has been identified for this site because of proximity to a water course. However, the policy requires the use of flood mitigation measures which should help maintain water quality. No significant effects are therefore anticipated.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) has a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development, it is considered that the potential for significant negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 8 – NORTH OF BROOMFIELD	-/?	++	++	++	++	++	++/--	-	0	0	~	--/?	-/?	-
<p>Likely Significant Effects</p> <p>This policy requires a new neighbourhood centre and standalone nursery school. Financial contributions are required towards primary and secondary education provision. The appraisal of the associated site against IIA Objective 4 (Sustainable Living and Revitalisation) a significant positive effect. The policy also requires (inter alia) walking/cycling links public open space, formal and informal sport, recreation and community space within the site (including to the surrounding countryside). As a result, the neutral effect for the site identified against IIA Objective 5 (Health and Wellbeing) is recorded as a significant positive effect.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The assessment of the site against IIA Objective 6 (Transport) has moved to a significant positive as the policy requires measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network.</p> <p>The policy identifies the need for a Minerals Resource Assessment and in consequence, the appraisal of the associated site against IIA Objective 12 (Waste and Resource Use) is recorded as a significant/uncertain, pending the results of this Assessment.</p> <p>Whilst the policy includes a requirement for landscaping to mitigate the visual impact of the development and for design to respond to the local landscape context, it is considered that the potential for negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 9a - WALTHAM ROAD EMPLOYMENT AREA, BOREHAM	?	0	++	+	?	+/-	--	0	0	0	~	~	-	-
<p>Likely Significant Effects</p> <p>This site will contribute to the City's employment capacity, extending an existing employment area into adjacent greenfield land, resulting in significant positive effects on Objective 3 and significant negative effects on Objective 7. Other effects are minor, neutral or uncertain.</p> <p>Mitigation</p> <p>Growth Site Policy 9a contains appropriate mitigation measures to be applied to development.</p>														
GROWTH SITE POLICY 14b - LAND SOUTH OF FORD END PRIMARY SCHOOL	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC GROWTH SITE POLICY 15 - LITTLE BOYTON HALL FARM RURAL EMPLOYMENT AREA	?	0	++	+	0	+/-	--	0	0	0	~	~	-	-
<p>Likely Significant Effects</p> <p>This site will contribute to the City's employment capacity, extending an existing employment area into adjacent greenfield land, resulting in significant positive effects on Objective 3 and significant negative effects on Objective 7. Other effects are minor, neutral or uncertain.</p> <p>Mitigation</p> <p>Growth Site Policy 15 contains appropriate mitigation measures to be applied to development.</p>														



GROWTH AREA 3: SOUTH AND EAST CHELMSFORD

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC GROWTH SITE 16A - EAST CHELMSFORD GARDEN COMMUNITY (HAMMONDS FARM)	+/?	++	++	++/?	++/?	++/-	--	--/?	-/?	0	~	-/?	-/?	-/?
<p>Likely Significant Effects</p> <p>This policy requires:</p> <ul style="list-style-type: none"> • A new country park • New mixed use centres incorporating provision for convenience food and other retail, community uses, flexible employment and healthcare provision and opportunities for similar small non-residential uses throughout the development • Provision of a new all-through school (including primary with co-located early years, secondary and potential for a sixth form centre) • Provision of two further new primary schools with co-located early years and childcare nurseries • Provision of three new stand-alone early years and childcare nurseries • Appropriate provision of community space and significant new multi-functional green infrastructure. <p>The policy includes specific requirements relating to the mitigation of potential impacts on biodiversity, including landscape buffers to the development edges and Local Wildlife sites.</p> <p>Due to the mixed development required on site, the appraisal of the associated site against IIA Objective 3 (Economy) a significant positive effect is recorded. The policy also requires (inter alia) open space, health facilities, leisure facilities and walking/cycling links. As a result, the effect for the site identified against IIA Objective 5 (Health and Wellbeing) is recorded as a significant positive effect. The likely positive effects on IIA Objective 4 (Sustainable Living and Revitalisation) reflect the opportunities for self-containment although the degree to which this can be realised in practice will require monitoring and evaluation.</p> <p>The assessment of the site against IIA Objective 6 (Transport) is mixed, reflecting traffic generation but the requirement of the policy for measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network (supported by a traffic management strategy).</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The potential for negative effects in relation to water (IIA Objective 8) and flood risk (IIA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3.</p> <p>Whilst the policy includes requirements relating to landscaping and design in order to mitigate the landscape/visual and heritage impacts of the development, it is considered that the potential for negative effects on IIA Objective 13 (Cultural Heritage) and IIA Objective 14 (Landscape and Townscape) remain. In addition, the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>As detailed in the Policy and the requirements for the application of specific masterplanning principles.</p>														
STRATEGIC GROWTH SITE 16B - LAND ADJ. TO A12 JUNCTION 18, SANDON	?	0	++	+	?	+/-	--	0	0	0	~	~	-	-
<p>Likely Significant Effects</p> <p>This site will contribute to the City's employment capacity, providing a new employment area on greenfield land, resulting in significant positive effects on Objective 3 and significant negative effects on Objective 7. Other effects are minor, neutral or uncertain.</p> <p>Mitigation</p> <p>Strategic Growth Site Policy 16b contains appropriate mitigation measures to be applied to development.</p>														
STRATEGIC GROWTH SITE POLICY 10 – NORTH OF SOUTH WOODHAM FERRERS	-	++	++	++	++	++	--	-	-	0	~	0	--/?	--
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The significant negative identified for biodiversity (SA Objective 1) has been moved to a minor as the policy requires that where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The remains the potential for an adverse effect of Local Wildlife Sites affected by development of the site.</p> <p>This policy requires a new neighbourhood centre, potential primary school, and nursery provision. Additionally, the policy requires the provision of flexible business floorspace.</p> <p>The policy includes a specific requirement relating to the mitigation of potential impacts on biodiversity, including landscape buffers to the development edges and Local Wildlife Sites. The policy also requires the provision of and/or financial contributions towards, recreation disturbance avoidance and mitigation measures for European designated sites including the Crouch Estuary.</p> <p>Due to the development required on site, the appraisal of the associated site against SA Objective 3 (Economy) has a significant positive effect (positive effects on SA Objective 4 are also expected to be further strengthened). The policy also requires (inter alia) open space, health facilities, leisure facilities and walking/cycling links. As a result, the positive effect for the site identified against SA Objective 5 (Health and Wellbeing) has moved to a significant positive effect.</p> <p>The assessment of the site against SA Objective 6 (Transport) has moved to a significant positive as the policy requires measures to enable travel by sustainable modes (including walking and cycling) and improvements to the local road network (supported by a traffic management strategy). The policy also requires a car club.</p> <p>The potential for significant negative effects in relation to water (SA Objective 8) and flood risk (SA Objective 9) has been identified for this site because of its proximity to a water course and presence of Flood Zones 2 and 3. However, the policy requires the use of flood mitigation measures which should help maintain water quality and minimise flood risk. No significant effects are therefore anticipated.</p> <p>The policy requires development to conserve and enhance nearby listed buildings and their settings, mitigating the potentially significant adverse effect on cultural heritage (SA Objective 13) to a minor effect, noting that the site may contain archaeological deposits and as such the policy requires an archaeological evaluation, the effects of which are uncertain pending the results of the assessment.</p> <p>Mitigation</p> <p>Policies in the Preferred Options Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 11b – LAND AT KINGSGATE, BICKNACRE	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
Likely Significant Effects														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 11C – LAND WEST OF BARBROOK WAY, BICKNACRE	?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential positive effects on townscape and landscape (IIIA Objectives 13 and 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 12 – ST GILES, MOOR HALL LANE, BICKNACRE	?	+	0	+	+	+/-	++/--	0	0	0	~	0	0	0
<p>Likely Significant Effects</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy confirms that the site will be developed for specialist residential accommodation to complement the existing use. This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land but extends an existing use (IIA Objective 7). Other effects are minor, such as potential positive effects in respect of housing, economy, sustainable live and health and wellbeing (IIIA Objectives 2, 4 & 5).</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 13 - DANBURY	?	++	?	?	?	?	?	?	?	?	?	?	?	?
<p>Likely Significant Effects</p> <p>This policy is a statement of intent to provide 100 dwellings in Danbury through sites allocated in a Neighbourhood Development Plan. A significant positive effect has therefore been identified in respect of IIA Objective 2 (Housing). Uncertainties in relation to other objectives are identified at this stage until the exact location of development is known.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE POLICY 17a - LAND NORTH OF ABBEY FIELDS, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
GROWTH SITE Policy 17b – LAND EAST OF HIGHFIELDS MEAD, EAST HANNINGFIELD	-/?	++	0	+	+/-	?	--	0	0	0	~	0	-	-
<p>Likely Significant Effects</p> <p>This site will contribute towards housing provision and settlement sustainability. Negative effects are associated with development, resulting in loss of greenfield land (IIA Objective 7). Other effects are minor, such as potential negative effects in respect of biodiversity, cultural heritage and landscape/townscape (IIA Objectives 1, 13 & 14).</p> <p>The policy includes requirements relating to transport, landscape and heritage.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



SPECIAL POLICY AREAS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
POLICY SPA1 – BROOMFIELD HOSPITAL SPECIAL POLICY AREA	0	0	++	++	++	+/-	0/?	0	0	+/-	~	0/?	-/?	-/?
<p>Likely Significant Effects</p> <p>A negligible effect has been identified in relation to biodiversity (IIA Objective 1) as the policy seeks to minimise environmental impacts including ecology.</p> <p>As a major employer in the City Area, support for the development of Broomfield Hospital has been assessed as having a significant positive effect on the economy (IIA Objective 3). A significant positive effect has also been identified in relation to IIA Objective 4 (Sustainable Living and Revitalisation) and IIA Objective 5 (Health and Wellbeing) as the policy encourages the provision of new/expansion of existing health facilities.</p> <p>A minor positive effect has been identified in respect of transport (IIA Objective 6) given the policy’s emphasis on the provision of a loop road to improve access and optimising access by public transport. However, development may also result in increased congestion, generating a negative effect on this objective. A mixed positive and negative effect has also been identified in relation to air quality (IIA Objective 10). Whilst development of the hospital may increase traffic and affect air quality, the policy’s emphasis on improved transport links may also help to minimise congestion and emissions to air associated with car use.</p> <p>A negligible effect has been identified in relation to IIA Objective 8 (Water) because whilst two watercourses pass through the existing site, the policy seeks to minimise the impact on water quality and the site is classed as being in Flood Risk Zone 1 (and it is also an existing facility).</p> <p>Effects cultural heritage (IIA Objective 13) and landscape and townscape (IIA Objective 14) have been assessed as negative given the potential for adverse environmental impacts associated with hospital development. However, the likelihood of effects occurring and their magnitude is uncertain and will be dependent on future proposals (although effects are unlikely to be significant given that development would be associated with an existing facility). Notwithstanding this, the provisions of the policy (e.g. in relation to design and landscaping) are expected to help minimise any adverse effects in this regard.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
POLICY SPA2 – CHELMSFORD CITY	0	0	++	0	0	+	0/?	0/?	0	0/?	~	0/?	0/?	0



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
RACECOURSE SPECIAL POLICY AREA														
<p>Likely Significant Effects</p> <p>A negligible effect has been identified in relation to biodiversity (IIA Objective 1) as the policy seeks to minimise environmental impacts including ecology.</p> <p>This policy supports proposals that provide ancillary functions to Chelmsford City Racecourse. This may help support the continued operation of the racecourse and associated employment opportunities and has therefore been assessed as having a significant positive effect on the economy (IIA Objective 3).</p> <p>The policy places specific emphasis on the promotion of sustainable transport and in consequence, positive effects have been identified in respect of transport (IIA Objective 6).</p> <p>The policy seeks to manage the potential effects of development, requiring good design and the protection and enhancement of trees and hedgerows and minimising the effect on the landscape (IIA Objective 14). On balance, neutral effects have been identified in respect of the remaining IIA objectives, although in some cases, some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
POLICY SPA3 – HANNINGFIELD RESERVOIR SPECIAL POLICY AREA	++/-	0	0	0	+	+/?	0/?	++/-/?	-	0/?	~	0/?	0/?	0
<p>Likely Significant Effects</p> <p>This Special Policy Area covers the main campus of buildings, store building and staff offices associated with Hanningfield Reservoir. The site also includes two Local Wildlife Sites. The policy seeks to avoid adverse impacts in respect of biodiversity and promote nature conservation interests (the reservoir is a SSSI) and in consequence, the potential for a significant positive effect on biodiversity (IIA Objective 1) has been identified. Development (including recreational use) may, however, have adverse effects on biodiversity, although the type, scale and magnitude of effects would be dependent on specific proposals.</p> <p>The policy specifically promotes the recreational use of the reservoir and a positive effect has therefore been identified in respect of IIA Objective 5 (Health and Wellbeing).</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
<p>The policy seeks to support the role, function and operation of the works which is expected to help maintain and enhance water resources and quality. A significant positive effect has therefore been identified in respect of water (IIA Objective 8), although there is the potential for new development/uses of the reservoir to have adverse effects on water quality (if unmitigated).</p> <p>The policy specifically supports proposals for sustainable transport which has been assessed as having a positive effect on IIA Objective 6 (Transport).</p> <p>The western part of the area lies within Flood Zones 2 and 3 so there is the potential for significant effects in relation to IIA Objective 9 (Flood Risk). However, the uses proposed on site are assumed to be less vulnerable because of their nature and the policy requires development proposals to provide suitable SuDS and flood risk management. A minor negative effect has therefore been identified in respect of this objective.</p> <p>There is the potential for development associated with this Special Policy Area to result in adverse landscape impacts. However, the policy supports proposals that protect and enhance trees and hedgerows and comprise high quality design and the policy requires proposals to avoid adverse impacts on the landscape. Therefore, a negligible effect has been identified.</p> <p>Effects on the remaining IIA Objectives are considered to be neutral at this stage, although some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														
STRATEGIC POLICY SPA4 – RHS HYDE HALL SPECIAL POLICY AREA	0	0	+	0	+	+	0	0	0	0	~	0	+	0
<p>Likely Significant Effects</p> <p>RHS Hyde Hall is an important visitor attraction. By supporting proposals which enhance visitor facilities, and provide accommodation for education and employment needs, the policy is expected to have a positive effect on the economy (IIA Objective 3) as well as health and wellbeing (IIA Objective 5).</p> <p>It is noted that the policy supports proposals which seek to minimise conflict between pedestrian routes and vehicle movements around the site and enable full disabled access throughout, alongside encouraging more sustainable modes of transport. A positive effect has therefore been identified in respect of transport (IIA Objective 6).</p> <p>The Special Policy Area boundary is drawn around the existing buildings and the main developed area of the site and therefore any adverse ecological and landscape effects as a result of the implementation of this policy are expected to be negligible (it is also noted that the policy seeks to protect existing site features).</p> <p>Mitigation</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.														
STRATEGIC POLICY SPA5 - SANDFORD MILL SPECIAL POLICY AREA	0	+/?	+/?	0	0	+/-	+/-	-	-	0/?	~	0/?	+/?	0
<p>Likely Significant Effects</p> <p>This Special Policy Area recognises the potential for the Sandford Mill site to be redeveloped for mixed uses. Subject to the uses accommodated on the site, this could generate positive effects on housing (IIA Objective 2) and the economy (IIA Objective 3), although the magnitude of any effect is at this stage uncertain.</p> <p>The policy specifically encourages proposals that improve site access (including waterways access) and promote sustainable modes of transport. In consequence, a positive effect has been identified in respect of IIA Objective 6 (Transport), although it is recognised that development may result in increased traffic.</p> <p>The intent of this policy is to encourage the reuse of existing buildings within the area and in consequence, a positive effect has been identified in respect of land use (IIA Objective 7). However, there is the potential for development to also result in the loss of greenfield land and as a result, a negative effect has also been identified in respect of this objective.</p> <p>This Special Policy Area presents an opportunity for heritage-led redevelopment and in consequence, a positive effect has been identified in respect of cultural heritage (IIA Objective 13). However, some uncertainty remains as there is at least the potential for adverse effect on the Conservation Area.</p> <p>This site is within Flood Zone 3 but is an existing complex so a minor negative effect only has been identified in relation to IIA Objective 9 (Flood Risk) and IIA Objective 8 (Water).</p> <p>Whilst there is the potential for the development of this site to result in adverse effects on biodiversity (IIA Objective 1), it is noted that the policy sets out that proposals should protect and enhance nature conservation interests and the policy requires development within the SPA to mitigate potential effects on the European sites downstream. On balance, a neutral effect has therefore been identified in respect of this objective.</p> <p>It is noted that the boundaries of this Special Policy Area are drawn to allow for future development of Sandford Mill whilst seeking to protect the local landscape. Further, the policy seeks to protect the Green Wedge. However, there is the potential for development to result in adverse landscape impacts however the policy requires that effects on landscape be mitigated. On balance, a neutral effect has been identified in respect of IIA Objective 14 (Landscape and Townscape), although some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 'Ecology, Nature and Biodiversity' and Strategic Policy S4 'Conserving and Enhancing the Natural Environment') should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Policy	1. Biodiversity	2. Housing	3. Economy	4. Sustainable Living and Revitalisation	5. Health and Wellbeing	6. Transport	7. Land Use	8. Water	9. Flood Risk	10. Air Quality	11. Climate Change	12. Waste and Natural Resources	13. Cultural Heritage	14. Landscape and Townscape
STRATEGIC POLICY SPA6 – ARU WRITTLE SPECIAL POLICY AREA	0/?	0	++	++	0	+	0	-	-	0	~	0/?	0/?	0/?
<p>Likely Significant Effects</p> <p>ARU Writtle is a nationally-recognised land-based technologies college which is seeking to expand and broaden its educational facilities and opportunities. It is also a key employer in Chelmsford. By supporting the role, function and operation of ARU Writtle, this policy has been assessed as having a significant positive effect on the economy (IIA Objective 3) and sustainable living and revitalisation (IIA Objective 4).</p> <p>This policy specifically supports proposals that improve circulation through, and links with, existing College buildings, promote more sustainable means of transport to the site and reduce individual trips by car. Overall, the policy has therefore been assessed as having a positive effect on transport (IIA Objective 6).</p> <p>This area is within Flood Zone 3 but it is an existing facility so a minor negative effect only has been identified in relation to IIA Objective 9 (Flood Risk) and IIA Objective 8 (Water).</p> <p>Whilst development in this area could result in adverse environmental impacts including in respect of biodiversity and landscape, it is noted that the policy supports proposals that protect and enhance trees and hedgerows, the setting of heritage assets (King John’s Hunting Lodge) and nature conservation interests. On balance, the policy has been assessed as having a neutral effect on the remaining IIA objectives, although some uncertainty remains.</p> <p>Mitigation</p> <p>General policies in the Local Plan (e.g. DM16 ‘Ecology, Nature and Biodiversity’ and Strategic Policy S4 ‘Conserving and Enhancing the Natural Environment’) should help ensure that potential effects are considered when the site associated with this policy comes forward for development.</p>														



REASONS FOR THE SELECTION OF THE PROPOSED SITE ALLOCATIONS AND FOR THE REJECTION OF ALTERNATIVES

REASONS FOR THE SELECTION OF THE PROPOSED SITE ALLOCATIONS

The reasons for the selection of the proposed site allocations contained in the Preferred Options Local Plan are set out below.

Location	Rationale
1a – 1bb Chelmsford Urban Area	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by making the best use of previously developed land and existing infrastructure, reinforcing Chelmsford’s regional role as ‘Capital of Essex’ and, facilitating urban renewal and focussing development at well-connected locations and in accordance with the Settlement Hierarchy.</p> <p>Most of the site allocations in the urban area represent sustainable and sound development allocations which have been subject to Independent Examination. Sites in Location 1a (Chelmer Waterside) will have regard to planning guidance in the Chelmer Waterside Development Framework October 2021. Seven new sites have been added to the Preferred Options, and six for housing. Additional sites proposed for allocation in the Review are supported by the Plan evidence base e.g. Traffic Modelling 2024 and Urban Housing Capacity Study 2024.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocations in this location.</p>
2. West Chelmsford	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, maximising opportunities for sustainable travel and delivering new and improved local infrastructure including a new primary school and neighbourhood centre.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref: 18/00001/MAS) for 800 new homes and outline planning permission submitted for up to 880 new homes (Ref:21/01545/OUT). Supported by the Plan evidence base e.g. Traffic Modelling 2018, Archaeological Assessment 2017, Landscape Capacity and Sensitivity Assessment 2017 and Heritage Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
3a. East Chelmsford - Manor Farm	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, making the best use of existing infrastructure including capacity at Sandon School, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge, river valley and waterways and, delivering new and improved local infrastructure including a new Country Park and visitor centre and access into Sandford Mill.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (21/00003/MAS) and planning applications have been submitted (Refs:22/01732/FUL and 22/01732/OUT) for 360 homes. Supported by the Plan evidence base e.g. Traffic Modelling 2018, Green Wedge and Green Corridor Study 2017, Archaeological Assessment 2017 and Landscape Sensitivity Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
<p>3b. East Chelmsford - Land North of Maldon Road (Employment)</p>	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, fostering growth and investment and providing new jobs, increasing opportunities for greater use of the Green Wedge, and delivering new and improved local infrastructure including a new early years nursery and expansion of Sandon Park & Ride.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 5,000sqm of commercial floorspace and provision of a day care nursery (Ref:22/00916/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Green Wedge and Green Corridor Study 2017, Archaeological Assessment 2017 and Landscape Capacity and Sensitivity Assessment 2017</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
<p>3c. East Chelmsford - Land South of Maldon Road</p>	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, making the best use of existing infrastructure including capacity at Sandon School.</p> <p>The site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 109 new homes (Ref:22/00916/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Green Wedge and Green Corridor Study 2017 and Landscape Capacity and Sensitivity Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
<p>3d. East Chelmsford - Land North of Maldon Road (Residential)</p>	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, making the best use of existing infrastructure including capacity at Sandon School.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00003/MAS) and a planning application has been submitted for up to 65 new homes (Ref:22/00916/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Green Wedge and Green Corridor Study 2017 and Landscape Capacity and Sensitivity Assessment 2017</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
<p>4. Land North of Galleywood Reservoir, Galleywood</p>	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and, providing opportunities to contribute towards and enhance existing services and facilities.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has outline planning permission for 24 new affordable homes (Ref: 22/00397/OUT).</p> <p>Viable and available and supported by the Plan evidence base. No overriding physical constraints to bringing forward the allocation in this location.</p>
<p>5. Land Surrounding Telephone Exchange, Ongar Road, Writtle</p>	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, making the best use brownfield land and, providing opportunities to contribute towards and enhance existing services and facilities.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination.</p> <p>Viable and available and supported by the Plan evidence base. No overriding physical constraints to bringing forward the allocation in this location.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
6. North East Chelmsford Garden Community	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, fostering growth and investment and providing new jobs, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge and river valley and delivering new and improved infrastructure including new schools, areas for employment, Country Park, neighbourhood centres, a second radial distributor road and phase one of the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The development has an approved masterplan (Ref:22/00001/MAS) and outline planning applications have been submitted (Refs:22/01950/FUL, 22/01950/OUT, 23/00124/FUL, 23/00124/OUT and 23/01571/OUT). A full application has also been submitted for the Northern Radial Distributor Route (23/00114/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017 and Landscape Capacity and Sensitivity Assessment 2017.</p> <p>Viable and available with re-phasing of minerals extraction. No overriding physical constraints to bringing forward the allocation in this location.</p>
7a. Great Leighs – Land at Moulsham Hall	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, delivering new and improved infrastructure including a new school, neighbourhood centre and contributions towards the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/00002/MAS) and planning applications have been submitted for up to 800 new homes (Ref:23/01583/OUT and 23/01583/FUL). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
7b. Great Leighs – Land East of London Road	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy and providing contributions towards the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has outline planning permission submitted for an integrated retirement community comprising 250 units (ref:21/02490/OUT). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
7c. Great Leighs – Land North and South of BanTERS Lane	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, by providing homes for all and providing contributions towards the Chelmsford North-East Bypass.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
8. North of Broomfield	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, maximising opportunities for sustainable travel, increasing opportunities for greater access to the Green Wedge and river valley, delivering new and improved infrastructure including a neighbourhood centre and contributions towards the Chelmsford North-East By-pass.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
	<p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has an approved masterplan (Ref:20/0001/MAS) for around 450 new homes and outline planning permission submitted for 512 new homes (Ref:20/02064/OUT). Supported by the Plan evidence base e.g. Traffic Modelling 2017, Heritage Assessment 2017, Landscape Capacity and Sensitivity Assessment 2017 and Archaeological Assessment 2017.</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
<p>9a. Waltham Road Employment Area, Boreham</p>	<p>This proposed site allocation will expand a well-established site. It will provide further rural investment opportunities and support the sustainable growth and expansion of businesses in rural areas. The site is close to the existing key service settlement of Boreham.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024</p> <p>Viable and available. There are no overriding constraints that would hinder the delivery of the site which will contribute to employment supply.</p>
<p>14b. Land South of Ford End Primary School</p>	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy, and will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024.</p> <p>There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply. There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply. Viable and available.</p>
<p>16a. East of Chelmsford Garden Community (Hammonds Farm)</p>	<p>The site will accommodate a new Garden Community for housing and employment development, a country park, destination parks, areas for SUDS, biodiversity and recreation, and provide active and sustainable modes of transport to key destinations.</p> <p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by providing a mixed and balanced new self-contained community.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024.</p> <p>There are no overriding constraints that would hinder the delivery of the site which will significantly contribute to housing and employment supply. It is viable and available with no overriding physical constraints to bringing forward the allocation in this location.</p>
<p>16b. Land Adjacent to A12 Junction 18 Employment Area</p>	<p>The site will be a strategic stand-alone employment site for a mix of employment uses including office, light industrial, general industrial and distribution uses. Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by being located in a sustainable location close to the strategic road network.</p> <p>Supported by the Plan evidence base e.g. Landscape Capacity and Sensitivity Assessment 2024 and Heritage Assessment 2024.</p> <p>There are no overriding constraints that would hinder the delivery of the site which will significantly contribute to housing and employment supply. It is viable and available with no overriding physical constraints to bringing forward the allocation in this location.</p>
<p>15. Little Boyton Hall Employment Area</p>	<p>This proposed site allocation will expand a well-established site. It will provide further rural investment opportunities and support the sustainable growth and expansion of businesses in rural areas.</p> <p>Supported by the Plan evidence base e.g. Landscape Capacity and Sensitivity Assessment 2024</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
	Viable and available. There are no overriding constraints that would hinder the delivery of the site which will contribute to employment supply.
10. North of South Woodham Ferrers	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, delivering new and improved infrastructure including new employment opportunities and road improvements along the A132/Rettendon Turnpike Junction.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. The site has resolution to grant planning permission subject to a S106 Agreement for 1,220 new homes across two parcels (Ref: 21/01961/OUT and 22/00311/OUT) Supported by the Plan evidence base e.g. Landscape Capacity and Sensitivity Assessment 2017, and Heritage Assessment 2017. .</p> <p>Viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
11b. Land at Kingsgate, Bicknacre Road, Bicknacre	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at in accordance with the Settlement Hierarchy, and will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024, Landscape Capacity and Sensitivity Assessment 2024</p> <p>There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply.</p> <p>Viable and available.</p>
11c. Land West of Barbrook Way, Bicknacre	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development at well-connected locations and in accordance with the Settlement Hierarchy, and to help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024, Landscape Capacity and Sensitivity Assessment 2024</p> <p>There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply.</p> <p>Viable and available.</p>
12. St Giles, Moor Hall Lane, Bicknacre	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy and by providing homes for all.</p> <p>This site allocation represents a sustainable and sound development allocation which has been subject to Independent Examination. Supported by the Plan evidence base and viable and available. No overriding physical constraints to bringing forward the allocation in this location.</p>
13. Danbury	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in well-connected locations, in accordance with the Settlement Hierarchy and providing opportunities to contribute towards and enhance existing services and facilities.</p> <p>Danbury is advancing a Neighbourhood Plan. There are several potential sites considered viable and available over the Plan period. An allocation of 100 homes is considered acceptable in terms of existing constraints (landscape, highways) and opportunities. This location represents a sustainable and sound development allocation which has been subject to Independent Examination.</p>



APPENDIX G – APPRAISAL OF PROPOSED SITE ALLOCATIONS

Location	Rationale
17a. Land North of Abbey Fields, East Hanningfield	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy. There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply. It will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024</p> <p>Viable and available.</p>
17b. Land East of Highfields Mead, East Hanningfield	<p>Complies well with Strategic Priorities, Vision, Spatial Principles and Spatial Strategy in particular by focussing development in accordance with the Settlement Hierarchy. . There are no overriding constraints that would hinder the delivery of the site which will contribute to housing supply, It will help the Council meet the requirement to identify land to accommodate 10% of the housing requirement on sites no larger than 1 hectare.</p> <p>Supported by the Plan evidence base e.g. Heritage Assessment 2024 and Landscape Capacity and Sensitivity Assessment 2024</p> <p>Viable and available.</p>
SPA1 – SPA6	<p>All Special Policy Areas lie within the Green Belt or the Rural Area, where ordinarily policy would constrain new development. The Special Policy Area designations enable the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. There is no reasonable alternative.</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

Key to Appraisals

Score	Description	Symbol
Significant Positive Effect	The policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The policy contributes to the achievement of the objective but not significantly.	+
Neutral	The policy does not have any effect on the achievement of the objective	0
Minor Negative Effect	The policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the policy and the achievement of the objective or the relationship is negligible.	~
Uncertain	The policy has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.



CHAPTER 4 – OUR VISION AND SPATIAL PRINCIPLES

Strategic Policy S1 – Spatial Principles

CHAPTER 5 - CREATING SUSTAINABLE DEVELOPMENT

Strategic Policy S2 – Addressing Climate Change and Flood Risk

Strategic Policy S14 – Health and Wellbeing

Strategic Policy S15 – Creating Successful Places

Strategic Policy S3 – Conserving and Enhancing the Historic Environment

Strategic Policy S4 – Conserving and Enhancing the Natural Environment

Strategic Policy S5 – Protecting and Enhancing Community Assets

Spatial Principles S1 and Strategic Policies S2-S5 and S14-S15: Creating Sustainable Development – Addressing Sustainability

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the	++	+	0	++	+	++	+	++	<u>Likely Significant Effects</u> The Chelmsford City Council Administrative Area (the City Area) has a rich and diverse biodiversity including three designated European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC and eight SSSIs as well as a range of LNRs and LoWSs. It also contains examples of 14 of the 20 habitats included in the Essex Biodiversity Action Plan. Its extensive green infrastructure includes the valleys and flood plain of the Rivers Chelmer, Wid and Can. The policies in this section will help to protect and enhance the Chelmsford City Area’s biodiversity and green



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
green infrastructure network.									<p>infrastructure. In particular, Policy S4 specifically concerns the protection and enhancement of networks of biodiversity and green infrastructure in the Chelmsford City Area including designated sites. It sets out that, “The Council will plan for a well-connected multifunctional network of green and blue infrastructure which protects, enhances and, restores ecosystems and allows nature recovery across the Council’s area. The garden community developments will be required to deliver 20% Biodiversity Net Gain, other qualifying development will be required to deliver a minimum 10% Biodiversity Net Gain. The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management including water resources, and climate change adaptation.” The protection of water quality and use of SUDS, as supported by the reasoned justification to this policy, can also protect biodiversity promote opportunities for habitat and species enhancement in the area. Overall, Policy S4 has therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S2, meanwhile, may generate positive effects on biodiversity by reducing greenhouse gas emissions and supporting climate change adaptation. Policy S5 will help to ensure that existing green spaces are protected and that provision is made as part of new residential and employment development. These spaces will provide important elements of green infrastructure in the Chelmsford City Area which can also provide habitats for a variety of species. Overall, Policies S2, and S5, have been assessed as having a positive effect on this objective.</p> <p>Policy S1 seeks to protect the Green Belt from inappropriate development and overall seeks to encourage development outside of it, protecting the Green Belt’s biodiversity, habitats, and geodiversity. Policy S1 also seeks to ensure development utilises existing and planned infrastructure effectively to ensure unneeded infrastructure is not built. Policy S1 does specifically make reference to the preservation and enhancement of biodiversity. A significant positive effect is identified.</p> <p>Policy S14 seeks to ensure development maximises its use of green infrastructure and green open space/play spaces. For larger residential developments (100+ dwellings), the policy goes further, seeking to increase the opportunities for orchards and the growing of food on land,</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>which can help local biodiversity species, alongside reaffirming the need for green space. A significant positive effect is therefore identified.</p> <p>Policy S15 seeks to ensure development is high quality, which could help to protect and conserve biodiversity assets and create spaces for biodiversity. A minor positive effect is therefore identified.</p> <p>Policy S3 has been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section have been assessed as having a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	+/-/?	0	-/?	-/?	0	++/-/?	++/-/?	++/-/?	<p>Likely Significant Effects</p> <p>The conservation and enhancement of the historic environment (Policy S3) and natural environment (Policy S4) may restrict the delivery of housing and in consequence, negative effects have been identified (with uncertainties) in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Policy S2 and S5 are considered to have a neutral effect on achievement of this objective.</p> <p>Policy S1 seeks to ensure all development is well-connected and located in sustainable locations, ensure new housing developments are well sited. However, the policy does also put in place potential barriers to housing development through, for example, seeking to locate development outside of the Green Belt and having other landscape/historic/flood risk requirements. A mixture of minor positive and minor negative effect with uncertainties is therefore identified.</p> <p>Policy S14 contains considerable requirements for housing developments to meet to ensure they create well designed housing</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>development with the needed services and access to recreational space. These requirements could constrain potential housing development, though to what degree that would happen is uncertain. However, Policy S14 would also provide considerable benefits by ensuring housing developed meets the needs of current and future residents of Chelmsford and help improve their lives and the built environment. A significant positive with minor negative and uncertain effects are therefore identified.</p> <p>Policy S15 would ensure housing development is attractive, high quality, accessible, inclusive and safe. Whilst such requirements are potentially demanding, the end housing product would be highly desirable and better for the built environment and its residents. A significant positive with minor negative and uncertain effects are therefore identified.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which the protection and enhancement of the historic environment and natural environment restrict housing delivery is uncertain. The extent to which the requirements of Policy S14 would hinder housing development is uncertain. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and</p>	+/-/?	0	-/?	-/?	++	++	++	++/-/?	<p>Likely Significant Effects</p> <p>The implementation of Policy S5 and Policy S9 will help to ensure the protection of existing, and provision of new, educational facilities and access to employment that will support improvements in skills and training across the area and the provision of accessible employment opportunities.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
well located employment opportunities to everyone.									<p>Policies S5 and S9 have therefore been assessed as having a significant positive effect on this objective.</p> <p>The conservation and enhancement of the historic environment (Policy S3) and natural environment (Policy S4) may restrict the delivery of employment land and in consequence, negative effects (with uncertainties) have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Policy S2 has been assessed as having a neutral effect on this objective.</p> <p>Policy S1 seeks to ensure all development is well-connected and located in sustainable locations, ensure new employment developments are well sited. Accessible/easy to get to employment development is very important for aiding in economic growth. However, the policy does also put in place potential barriers to employment development through, for example, seeking to locate development outside of the Green Belt and having other landscape/historic/flood risk requirements. A mixture of minor positive and minor negative effect with uncertainties is therefore identified.</p> <p>Policy S15 requires development to be attractive, high quality, accessible, inclusive and safe, which would create highly desirable economic and educational/skills development that can be used by anyone. Significant positive effects are therefore identified.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> The extent to which the protection and enhancement of the historic environment and natural environment restrict employment land delivery is uncertain. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+	0	+	0	++	++	++	++	<p>Likely Significant Effects</p> <p>There is a high concentration of services and facilities within Chelmsford City Centre, a good range at South Woodham Ferrers, and a more limited range available at the Principal Neighbourhood Centres of Newlands Spring, Chelmer Village, Vineyards (Great Baddow), Moulsham Lodge/Gloucester Avenue and Beaulieu Park. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Broomfield, Boreham, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors.</p> <p>The policies in this section of the Local Plan Preferred Options will serve to protect these existing services and facilities and support new provision, enabling regeneration and reducing levels of deprivation.</p> <p>Policies S5 and S14 have therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S5 will help to protect and conserve character of urban areas and the public realm. Policies S2 and S5 have therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S1 would provide minor positive effects through ensuring development is deliverable whilst balancing the need to create better spaces through meeting the policies many requirements.</p> <p>Policy S15 requires development to be attractive, high quality, accessible, inclusive and safe, which can help to promote sustainable living, tackle deprivation and improve urban/rural centres. Significant positive effects are identified.</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Policies S2 and S4 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on achieving this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<p>++</p>	<p>+</p>	<p>0</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>The Public Health England 2015 Health Profile for Chelmsford identified that, overall, the health of Chelmsford's population is generally good. However, there are inequalities within the area. In this context, the policies of this section will help to promote healthy lifestyles and protect and enhance health services.</p> <p>Policy S4, meanwhile, will help to ensure that new development does not affect water quality and will protect and enhance green infrastructure, thereby supporting the health of Chelmsford City Area's communities. Policy S5 will ensure that existing healthcare facilities and open space are protected and that new residential development is accompanied by commensurate facilities, including health facilities, as an integral part of the development. Policies S4 and S5 have therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S2 will ensure new development is (inter alia) designed to reduce greenhouse gas emissions and is safe from all types of flooding. Policy S2 has therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S1 would ensure development is well-connected and sustainably located, alongside conserving, and enhancing health and wellbeing supporting elements such as biodiversity, historic environment, better built environment and more. A significant positive effect is therefore identified as the requirements contained within S1 would all help to improve the health and wellbeing of current and future residents.</p> <p>Policy S14 is specifically dedicated to trying to improve the health and wellbeing of the residents of Chelmsford, ranging in requirements from seeking more health facilities, encouraging health living/lifestyles and more. A significant positive is identified.</p> <p>Policy S15 requires development to be attractive, high quality, accessible, inclusive and safe, which can encourage more active/healthier lifestyles for more people. Significant positive effects are identified.</p> <p>Cumulatively, the policies of this section will have a significant positive effect on the achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
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APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	++	+	0	0	+	++/?	++/?	++/?	<p>Likely Significant Effects</p> <p>Policy S2 sets out that the Council will encourage new development that reduces the need to travel, thereby explicitly supporting the achievement of this objective and generating a significant positive effect.</p> <p>The integration of community facilities with new development, as required by Policy S5, may also help to reduce the need to travel to access such facilities. Policy S5 has therefore been assessed as having a minor positive effect on this objective.</p> <p>Policy S6 has been assessed as having a neutral effect on this objective.</p> <p>Policy S1 requires development to be well-connected and in a sustainable location. This helps to ensure new development has sufficient infrastructure and is in a location that could accommodate such infrastructure or rely on existing infrastructure. The policy is also supportive of innovative infrastructure solutions. A significant positive effect is identified.</p> <p>Policy S14 and Policy S15 would both encourage active travel and seek to ensure the built environment encourages active travel and healthier lifestyles. Such forms of travel are the most sustainable (walking/cycling). Significant positive effects with uncertainties are therefore identified.</p> <p>Overall, the policies of this section will have a significant positive effect on achievement of the objective.</p> <p>Uncertainties</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> Policies S14 and S15 would both encourage active and sustainable travel but it is not known to what degree this will be achieved as it is based on development helping to achieve these goals. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+/-/?	0	0	0	0	0	+	+/-/?	<p>Likely Significant Effects</p> <p>The majority of the policies in this section are considered to have a neutral effect on this objective. Policy S15 has the potential to generate a minor positive effect due to it requiring development to be of high quality, which implies any developments use of land/soils would be well considered.</p> <p>Policy S1 seeks to encourage development outside of the Green Belt and located development within sustainable locations. However, the policy also does allow for the creation of development within the Green Belt in exceptional circumstances. The development allowed for within the policy could therefore see the use of high-quality agricultural land, though it is noted that the policy also encourages the use of previously developed land. A mixture of minor positive and minor negative effects with uncertainties is identified.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on achievement of the objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (besides those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

I/A Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	++	0	++	0	0	+	++	<p>Likely Significant Effects</p> <p>New development will place pressure on water resources. In this context, Policy S2 will help to promote the efficient use of natural resources including water. Policy S4, meanwhile, will help to ensure that new development does not contribute to water pollution and, where appropriate, enhances water quality. It also requires water management measures. Policies S2 and S4 have therefore been assessed as having a significant positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective, besides Policy S15, which would have a minor positive effect due to it seeking development to be of high quality.</p> <p>Remaining policies are considered to have neutral effects.</p> <p>Overall, the policies contained in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	++	++	0	++	0	0	+	++	<p>Likely Significant Effects</p> <p>The 2017 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights that Chelmsford has been subject to flooding from several sources of flood risk, including a significant fluvial event affecting Chelmsford City in 1947 and South Woodham Ferrers significantly affected by the 1953 North Sea storm surge. The primary fluvial flood risk is associated with the River Chelmer and its tributaries. The main urban area at risk is Chelmsford City. Other areas that are shown to be at risk include Margaretting, Bicknacre and Writtle. The primary tidal flood risk is associated with the tidal River Crouch, Fenn Creek and Clements Green Creek. The main urban area at risk is South Woodham Ferrers. However, much of the area benefits from defences consisting of sea walls and embankments.</p> <p>Policy S2 specifically concerns climate change and flood risk and sets out that the Council will require that all development is safe from all types of flooding and that appropriate mitigation measures are identified, secured and implemented. In consequence, Policy S2 has been assessed as having a significant positive effect on this objective. Similarly, Policy S1 specifically requires development to avoid or manage any flood risk and thus is also identified as having significant positive effects.</p> <p>Enhancing green infrastructure through Policy S4 can positively contribute to addressing flood risk in the Chelmsford City Area including by providing space for flood storage and increased infiltration. As recognised in the reasoned justification to Policy S4, the integration of SUDS can also help to mitigate flood risk. This policy also requires the appropriate management water on sites. Policy S4 is therefore considered to have a significant positive effect on this objective.</p> <p>The remaining policies of this section have been assessed as having a neutral effect on this objective, besides Policy S15, which would have a minor positive effect due to it seeking development to be of high quality.</p> <p>Cumulatively, the policies of this section are considered to have a significant positive effect on achieving this objective..</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	++	++	0	+	0	+	+	++	<p>Likely Significant Effects</p> <p>By supporting proposals which reduce the need to travel (and associated emissions to air) and are designed to reduce greenhouse gas emissions, Policy S2 will help to maintain and enhance air quality in the Chelmsford City Area. This has been assessed as having a significant positive effect on this objective.</p> <p>Policy S5 seeks to promote community inclusion and ensure that both existing and new community facilities are accessible. This is likely to help reduce the need to travel. They have therefore been assessed as having a positive effect on this objective. The provision of open space can also provide 'green lungs' that can assist in maintaining and improving air quality. Policies S14 and S15 similarly seek to encourage the use of sustainable/active forms of transport, with Policy S14 specifically stating it would like to ensure residents of Chelmsford do not experience air quality issues.</p> <p>Policy S1 would help to improve air quality through reducing potential emissions from travelling by ensuring new development is in sustainable locations and well-connected. It also specifically requires development to reduce any potential carbon emissions produced. A significant positive effect is identified.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on achieving this objective.</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	++	++	0	+	0	+	+	++	<p>Likely Significant Effects</p> <p>Policy S2 provides the overarching policy to help mitigate and adapt to the effects of climate change. It will help to ensure that new development reduces the need to travel (and associated greenhouse gas emissions) and promotes resource (including water) efficiency. It will also ensure that development is safe from flood risk and not to worsen flood risk elsewhere. The policy has therefore been assessed as having a significance positive effect on this objective.</p> <p>Policy S4 is also considered to have a significant positive effect on this objective. Enhancing green infrastructure can positively contribute to addressing flood risk in the Chelmsford City Area including by providing space for flood storage and increased infiltration. The integration of SUDS can also help to mitigate flood risk. This policy also requires the appropriate management of water on sites.</p> <p>Policy S5 promotes community inclusion and ensure that both existing and new community facilities are accessible. This is likely to help reduce the need to travel (and associated greenhouse gas emissions) and they have therefore been assessed as having a positive effect on this objective. Policies S14 and S15 are similar, seeking to encourage the use of sustainable/active forms of transport.</p> <p>Policy S1 would help to tackle climate change through reducing potential emissions from travelling by ensuring new development is in sustainable locations and well-connected. It also specifically requires development to reduce any potential carbon emissions produced. It also requires</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<p>development to not be at risk of flooding or mitigate any potential flood risks. A significant positive effect is identified.</p> <p>Overall, the effect of the policies in this section on achieving this</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	++	0	+	0	0	+	++	<p>Likely Significant Effects</p> <p>Policy S2 encourages new development that minimises the use of natural resources which has been assessed as having a significant positive effect on this objective.</p> <p>Policy S4, meanwhile, will ensure that development does not contribute to the pollution of water and seeks enhancements to water quality where appropriate. Policy S15 would seek to ensure development is of high quality, which could help to minimise the number of resources used in their construction, alongside minimise the amount of waste produced.</p> <p>These policies have therefore been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section will have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	++	0	++	0	0	0	+	++	<p>Likely Significant Effects</p> <p>The Chelmsford City Area’s cultural heritage is a key feature of the local authority area. There are 1,011 Listed Buildings, 19 Scheduled Monuments, 6 Registered Parks and Gardens and 25 Conservation Areas. There are also currently 1 Conservation Area, 1 Listed Building and 2 Scheduled Monuments on the Historic England ‘At Risk’ Register.</p> <p>Policy S3 is the overarching policy to conserve and enhance the historic environment. The policy will ensure a presumption in favour of the preservation and enhancement of heritage assets and their setting and a presumption in favour of protecting the significance of non-designated heritage assets are applied. This will help to protect and enhance the cultural heritage of the area and may help reduce the number of assets at risk. In consequence, the policy has been assessed as having a significant positive effect on this objective. Policy S1 is similar in that it would also have a significant positive effect through it requiring development to respect, preserve and enhance the historic environment a new development could affect.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective, besides Policy S15, which would have a minor positive effect due to it seeking development to be of high quality.</p> <p>The policies in this section are considered to have a significant positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	0	++	++	+	0	+	++	<p>Likely Significant Effects</p> <p>Policy S4 seeks to conserve and enhance the natural environment by (inter alia) directing development away from landscapes of ecological value. This will help to conserve the landscape of the Chelmsford City Area. The conservation and enhancement of the historic environment (Policy S3) will also help to ensure that key historic features that contribute to the landscape and townscape of the area are protected and enhanced.</p> <p>Policies S3 and S4 have therefore been assessed as having a significant positive effect on this objective. Policy S1 is similar in that it would also have a significant positive effect through it requiring development to respect, preserve and enhance the landscapes a new development could affect.</p> <p>Policy S5 promotes the provision of open space which can provide landscape and amenity value and mitigate adverse impacts associated with new development.</p> <p>Policy S15 seeks to ensure development is of high quality, ensuring development considers its landscape effects. Overall, these policies have been assessed as having a minor positive effect on this objective.</p> <p>Policies S2 and S14 are considered to have a neutral effect.</p> <p>The policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those above).



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

I/A Objective	S1	S2	S3	S4	S5	S14	S15	Cumulative Effect	Commentary
	Green	White	Green	Green	Light Green	White	Light Green	Green	<u>Assumptions</u> <ul style="list-style-type: none">• None identified.

Strategic Policy S6 - Housing Requirement: A minimum of 22,990 dwellings, 30 permanent pitches for Gypsies and Travellers and 28 permanent plots for Travelling Showpeople

IIA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? Will it avoid damage to, and protect, geologically important sites? Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake’s Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that residential development would not directly affect these designated sites although housing growth could have indirect negative effects on these assets due to, for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation. However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites. In this regard, the HRA of the Review of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>Residential development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land is required for development. The development of greenfield land could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and occupation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected. Notwithstanding the above, it should be noted that planning permission has already been granted for a proportion of the housing requirement and/or sites have been built out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
			<p>Residential development may provide opportunities to enhance existing, or incorporate new, green infrastructure. This could potentially have a positive effect on this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such assets.</p> <p>Overall, the housing requirement has been assessed as having a minor negative effect on this objective due to the potential for indirect, adverse effects on designated sites, and the loss of habitats from the use of greenfield land, although uncertainty remains with regard to the exact type, magnitude and duration of effects.</p> <p>Assumptions</p> <ul style="list-style-type: none"> For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p> <ul style="list-style-type: none"> The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City’s objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	<p>++</p>	<p>Likely Significant Effects</p> <p>According to the Council’s Authority Monitoring Report (AMR) (2024), a total of 1,015 net new dwellings had been completed during this period against a target of 805. The AMR predicts that 21,872 net new dwellings are needed by 2036 and states that the current housing trajectory indicates this target will be met.</p> <p>The Standard Method of calculating housing delivery was published by the Government in 2018 and has been used to calculate an updated housing requirement for Chelmsford. Through using this method, it is calculated that Chelmsford would need 953 homes per annum. However, this figure would not be sufficient to significantly boost the housing supply within Chelmsford, especially given Chelmsford City Council declared a housing crisis in February 2022. Therefore, the proposed revised Standard Method has been used, and provision is made for a minimum of 22,990 new homes at an average annual rate of 1,210 net new homes per year between the period of 2022-2041 should be provided.</p> <p>The Gypsy and Traveller Accommodation Assessment 2023 covers the period 2023 to 2041 and identifies a requirement of between 40 new permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots. Consequently, the Pre-Submission Local Plan proposes provision for a total of 30 permanent pitches for Gypsies and Travellers and total of 28 permanent plots will be provided for Travelling Showpeople as defined by national planning policy in the period 2022- 2041. The remaining need will be met through regularisation of existing pitches and windfall applications where appropriate.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the housing requirement has been assessed as having a significant positive and effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? Will it improve the physical accessibility of jobs? Will it support rural diversification and economic development? Will it promote a low carbon economy? Will it reduce out-commuting? Will it improve access to training to raise employment potential? 	<p>++</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings would support the construction sector both within and outside the City Area and has the potential to create employment opportunities as well as increased economic activity in the local and wider supply chain. However, the extent to which the jobs created benefit the City Area's residents will depend on the number jobs created and the recruitment policies of prospective employers. In the longer term (once development is complete), the increase in local population could boost the local labour market and increase economic activity in the local community.</p> <p>As part of the Employment Land Review 2023 (and Focused Update 2024), an analysis of economic forecasts has been undertaken together with demographic projections to establish the inter-relationship between population growth, forecasts of new jobs and the number of new homes proposed. The Pre-Submission Local Plan allocates 162,646sqm of new employment floorspace.</p> <p>Overall, the housing requirement has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it promote investment in educational establishments? 		
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City's attractiveness? Will it encourage more people to live in urban areas? Will it enhance the public realm? Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? Will it support rural areas by providing jobs, facilities and housing to meet needs? Will it maintain and enhance community facilities and services? Will it increase access to schools and colleges? Will it enhance accessibility to key community facilities and services? Will it align investment in services, facilities and infrastructure with growth? Will it contribute to regeneration initiatives? Will it foster social cohesion? 	+/-	<p>Likely Significant Effects</p> <p>Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the City Centre, South Woodham Ferrers and principal and local neighbourhood centres. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the City Area through, for example, developer contributions and on-site provision. This could help enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated.</p> <p>Higher-level services such as schools and health facilities as well as employment opportunities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers although the proposed new communities will provide additional educational and other community facilities, promoting a degree of self-containment.</p> <p>There is the potential for growth to increase pressure on existing community facilities and services generating a negative effect on this objective. For example, Essex County Council has identified (in the Commissioning School Places in Essex 2023-2032 report (2023) that there will be deficits in the number of primary school places from 2025 onward in Broomfield/Chelmsford Rural North in the absence of additional provision (though it is noted that a two form new primary school is expected to be developed in 2026/27 to alleviate this somewhat). The County Council has a statutory duty to ensure that the supply of school places meets demand, they also have to promote parental choice, diversity and fair access.</p> <p>The 2015 Indices of Multiple Deprivation (IMD) ranked the Chelmsford City Area as 261st out of 326 local authorities (where a rank of 1 is the most deprived and 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally. However, there are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, all within the City of Chelmsford, being within the most deprived in the country. Development within or near to the deprived LSOAs could have a positive effect upon these areas as housing and associated key services and community facilities may become more accessible. The 2019 IMD data highlights that the number of people living in deprivation has reduced within Chelmsford from the 2015 data, though there are still a number of small areas of deprivation within it.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
			<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The Education Act 2011 requires that, where the need for a new school is identified, the Local Education Authority (LEA) invites proposals to establish an academy or free school, with the decision over whether to go ahead ultimately taken by the Department for Education. Once established LEAs cannot require academies or free schools to expand. So there are uncertainties as to how future needs for school places will be met which are outside of the control of the Local Plan.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> Will it avoid locating development where environmental circumstances could negatively impact on people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it maintain and enhance Public Rights of Way and Bridleways? Will it promote healthier lifestyles? Will it meet the needs of an ageing population? Will it support those with disabilities? Will it support the needs of young people? Will it maintain and enhance healthcare facilities and services? Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? Will it improve access to healthcare facilities and services? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The construction of new housing may have a localised negative effect on the health and wellbeing of residents, particularly those with poor respiration, who are in close proximity to development sites and along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues would be more pertinent if development were to take place within sensitive areas such as locations with pre-existing health issues. However, these effects are expected to be temporary and not significant.</p> <p>Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline presented in Section 3 of the IIA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>As at 2024, the Chelmsford City Area had 3,538 ha of open space including 223 ha of park and recreation grounds open space, and 350 ha of outdoor sports space. It should be noted, however, that the Chelmsford Open Space Study (2024) has found some deficiencies in open space provision including amenity greenspace, parks and recreation grounds and play space. New development could be expected to provide an opportunity to facilitate further the promotion of healthy lifestyles through addressing these deficiencies.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p> <p>Additional housing development within the City Area could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? • Will it reduce the fear of crime? • Will it promote design that discourages crime? 		<p>increased demand from new residents may affect the quality of existing facilities and services. In this regard, GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, in 2014, ratios were 1,654.29 patients per Full Time Equivalent (FTE) GP. This was above the UK average of 1,580 patients per FTE. The Mid Essex Clinical Commissioning Group Annual Report 2022 identified a GP-patient ratio of 1,621, showing a slight though steady improvement regarding this element of healthcare (though the population figures used only includes those registered to a GP currently).</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? • Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? • Will it support the expansion, or provision of additional, park and ride facilities? • Will it enhance Chelmsford's role as a key transport node? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The development of 1,210 dwellings per annum would increase traffic both during construction and once development is complete. This could result in localised traffic congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 of the SA Report notes that development could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The housing requirement would meet Chelmsford's assessed housing need), helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of a minimum of 22,990 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision due to greater demand linked with population growth and developer contributions. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling (and also, potentially, reduce emissions to air associated with car use).</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it reduce the level of freight movement by road? 		<p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The impact of housing growth on levels of commuting is to some extent uncertain.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Housing growth is expected to encourage the reuse of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that a potentially substantial area of greenfield land will be required. This has been assessed as having a significant negative effect on this objective.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should development result in the loss of this land, then there would be further negative effects on this objective and which could be significant.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and significant negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? 	-	<p>Likely Significant Effects</p> <p>The construction of new housing development and the consequent growth in population can be expected to increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Resources Management Plan 2014 also indicates that the Essex Water Resource Zone, which Chelmsford City Area sits within, will be in surplus beyond the period of the plan (to 2041). In this context, the Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 		<p>advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Depending on the location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites). However, it is assumed that the design of new development will include (where appropriate) sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water: Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding and promote the sequential test? 	<p>-1?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint in some parts of the City Area including within the main urban areas of Chelmsford and South Woodham Ferrers. In this context, the loss of greenfield land to support housing</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it ensure that new development does not give rise to flood risk elsewhere? Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? Will it encourage the use of multifunctional areas and landscape design for drainage? Will it help to discourage inappropriate development in areas at risk from coastal erosion? Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? Will it avoid locating development in areas of existing poor air quality? Will it minimise emissions to air from new development? 	<p>-1?</p>	<p>Likely Significant Effects</p> <p>The construction of new residential development is likely to have a negative effect on air quality due to, for example, emissions generated from plant and HGV movements during construction. Once dwellings are occupied, the increase in population in the City Area will in turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p> <p>The HRA identifies that growth supported by the Review of the Local Plan Preferred Options has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>The housing requirement would meet Chelmsford’s assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated pollution from vehicles. However, based on</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
			<p>current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of a minimum of 22,990 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions to air associated with car use and congestion. The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The impact of housing growth on levels of commuting is to some extent uncertain.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it minimise energy use and reduce or mitigate greenhouse gas emissions? • Will it plan or implement adaptation measures for the likely effects of climate change? • Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? • Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>-1?</p>	<p>Likely Significant Effects</p> <p>Residential development would be expected to increase overall energy consumption and greenhouse gas emissions within the City Area. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and domestic energy consumption and vehicle movements once dwellings are occupied.</p> <p>Notwithstanding the anticipated increase in overall emissions identified above, per capita emissions of CO₂ for the Chelmsford City Area have generally fallen, albeit slowly, over the period 2005-2013 and residential development could present opportunities for new homes to include low carbon technologies within their design and to use low carbon materials within their construction.</p> <p>The housing requirement would meet (as a minimum) Chelmsford's assessed housing need, helping to ensure that there is sufficient housing to meet the needs of workers in the City Area and providing opportunities for those who currently commute into the City Area to live in the area thereby reducing in-commuting and associated greenhouse gas emissions from vehicles. However, based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting overall.</p> <p>The delivery of a minimum of 22,990 dwellings in the City Area could help to maintain and, potentially, stimulate investment in public transport provision reducing emissions associated with car use and congestion. The extent to which new development promotes healthy</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

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			<p>lifestyles through, for example, walking and cycling will be dependent, in part, on its location vis-à-vis the accessibility of services, facilities, jobs and open space. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use.</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> • Will it minimise the demand for raw materials? • Will it promote the use of local resources? • Will it reduce minerals extracted and imported? • Will it increase efficiency in the use of raw materials and promote recycling? • Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? • Will it reduce waste arisings? • Will it increase the reuse and recycling of waste? • Will it support investment in waste management facilities to meet local needs? • Will it support the objectives and proposals of the Essex Minerals Local Plan? 	<p>-</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings will require raw materials (such as aggregates, steel and timber). This may place pressure on local mineral assets to support construction. However, the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Some parts of the City Area have been designated as Mineral Safeguarding Areas. However, residential development within these areas is unlikely as the principle of extraction has been accepted and the need for release of minerals proven within the Minerals Local Plan. If there are any instances where development sites overlay a Mineral Safeguarding Area it may be feasible to work minerals prior to development taking place.</p> <p>Residential development will generate waste through construction, although it is anticipated that a proportion of this waste would be reused or recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings which could place pressure on existing waste management facilities. However, it is again anticipated that a proportion of this waste would be reused or recycled (in 2014/15, 43.5% of all waste collected was sent for recycling/composting/reuse, which has increased to 53% by 2019).</p> <p>Overall, the housing requirement has been assessed as having a negative effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Will it promote sustainable repair and reuse of heritage assets? Will it protect or enhance the significance of designated heritage assets? Will it protect or enhance the significance of non-designated heritage assets? Will it promote local cultural distinctiveness? Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? Will it improve and promote access to buildings and landscapes of historic/cultural value? Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II), 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Residential development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development which is currently uncertain.</p> <p>New residential development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage-led development to positively impact and enhance the setting of assets.</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and</p>	<ul style="list-style-type: none"> Will it conserve and enhance landscape character and townscapes? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, the delivery of a minimum of 22,990 dwellings is likely to result in adverse effects on</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	Guide Questions	Score	Commentary
<p>enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge? 		<p>landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. In particular, the level of growth proposed is likely to increase the potential pressure on greenfield land for development and could lead to higher density (and taller) residential development. Notwithstanding the effects identified, it should be noted that planning permission has already been granted for a proportion of this housing requirement and/or sites have been built and it is assumed that impacts on landscape have been duly considered.</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Residential development has the potential to adversely affect the townscape character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p> <p>Overall, the housing requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors is unknown at this stage.

Strategic Policy S6 - Employment land requirement (a minimum of 162,646sqm of employment floorspace over the plan period)

SA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>There are three European sites within the Chelmsford City Council administrative area (the City Area): Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with four additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI) covering an area of 2,412.77 hectares (ha) including the River Ter; Newney Green Pit; Blake’s Wood & Lingwood Common; Woodham Walter Common; Danbury Common; Thrift Wood, Woodham Ferrers; Hanningfield Reservoir; and Crouch and Roach Estuaries. There are also six Local Nature Reserves (LNRs) and 150 Local Wildlife Sites (LoWS).</p> <p>It is assumed that employment development would not directly affect these designated sites although the construction and operation of employment uses could have indirect negative effects on these assets due to, for example, emissions to air and noise. However, this would be dependent on the exact location and type of future development and the proximity of the development to the designated sites.</p> <p>There are a limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area. In consequence, it is expected that a large proportion of new employment development would be situated on greenfield land, which could have a negative effect in relation to this objective (e.g. due to the direct loss of habitats or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, however the magnitude of the effect is uncertain.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that new development would not be located on land designated for nature conservation. • For the Local Plan to be found sound it will need to demonstrate that it will not have a significant adverse effect on the integrity of a European site, or if it does and the Plan proceeds it will need to be demonstrated that there are imperative reasons of overriding public interest. <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
			<ul style="list-style-type: none"> The magnitude of negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	0	<p>Likely Significant Effects</p> <p>The housing requirement has taken into account forecast demand associated with jobs growth over the plan period. In consequence, the employment land requirement has been assessed as having a neutral effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? Will it help to diversify the local economy? Will it provide good quality, well paid employment opportunities that meet the needs of local people? 	++	<p>Likely Significant Effects</p> <p>The construction of new employment space would support the construction sector and has the potential to create spend in the local supply chain. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the City Area's residents will depend on the number of jobs created and the recruitment policies of prospective employers.</p> <p>The Council's Employment Land Review (ELR) (2023) highlights that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. The up-to-date Retail Capacity Study 2023 identified that the Local Plan did not need to allocate additional retail floorspace as past plans had provided enough opportunities for such spaces.</p> <p>In this context, the provision of a minimum of 162,646sqm of employment floorspace over the plan period would be expected to help maintain and enhance Chelmsford's strategic economic role in the Heart of Essex sub-region, supporting existing businesses and attracting inward investment. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.</p> <p>The provision of local employment opportunities may help to tackle unemployment, particularly in the more deprived parts of the City Area. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it improve the physical accessibility of jobs? • Will it support rural diversification and economic development? • Will it promote a low carbon economy? • Will it reduce out-commuting? • Will it improve access to training to raise employment potential? • Will it promote investment in educational establishments? 		<p>local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>Overall, the employment land requirement has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers. • There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<ul style="list-style-type: none"> • Will it support and enhance the City of Chelmsford by attracting new commercial investment and reinforcing the City’s attractiveness? • Will it encourage more people to live in urban areas? • Will it enhance the public realm? • Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? • Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? • Will it support rural areas by providing jobs, facilities and housing to meet needs? • Will it maintain and enhance community facilities and services? 	+	<p>Likely Significant Effects</p> <p>Jobs growth and the associated provision of employment land and retail floorspace would help to attract investment to the City of Chelmsford, South Woodham Ferrers, and smaller centres including the new Garden Communities, promoting their vitality and long term viability. Jobs growth would also increase spend in the local economy, helping to improve the viability and vitality of existing shops, services and facilities in the areas where development is allocated.</p> <p>There are pockets of deprivation across the City Area with some lower super output areas (LSOAs), such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country. Jobs growth may create employment opportunities that are accessible to the City Area’s residents, including those in these deprived areas. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market), their location/accessibility and the recruitment policies of prospective employers.</p> <p>Whilst jobs growth would be unlikely to have a direct effect on education, training and apprenticeship opportunities may be provided by businesses who occupy new premises once sites have been developed. This could help to raise skill levels amongst workers and residents in the City Area.</p> <p>Overall, the employment land requirement has been assessed as having a positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion? 		<p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? • Will it maintain and enhance Public Rights of Way and Bridleways? • Will it promote healthier lifestyles? • Will it meet the needs of an ageing population? • Will it support those with disabilities? • Will it support the needs of young people? • Will it maintain and enhance healthcare facilities and services? • Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? • Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? 	+/-/?	<p>Likely Significant Effects</p> <p>The construction of employment sites has the potential to have a localised and short term negative effect on the health and wellbeing of residents, with poor respiration, who are in close proximity to development sites and/or along transport routes within the City Area. Effects may include, for example, respiratory problems associated with construction traffic and dust. These issues will be more pertinent within sensitive areas such as locations with pre-existing health issues and other deprived areas within the City Area. However, these effects are expected to be temporary and not significant.</p> <p>Once premises are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with the movement of workers to/from sites and operational traffic (including HGVs). In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source of air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>The creation of local employment opportunities and additional retail floorspace could reduce out-commuting from the City Area and associated emissions to air. However, as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts.</p> <p>The extent to which new employment development promotes healthy lifestyles through, for example, walking and cycling will be dependent on its accessibility. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use.</p> <p>Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it improve access to healthcare facilities and services? • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? • Will it reduce the fear of crime? • Will it promote design that discourages crime? 		<p>of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that supports growth in the Chelmsford City Area? • Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? • Will it support the expansion, or provision of additional, park and ride facilities? • Will it enhance Chelmsford's role as a key transport node? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>The provision of employment land would be expected to increase levels of traffic during both the construction of premises and once development is complete. This may result in congestion with associated negative effects including driver delay and an increase in road traffic accidents. In this regard, the baseline analysis presented in Section 3 notes that future development in the City Area could result in increased pressure on the local road network and public transport infrastructure with congestion on key trunk roads including the A12, A130 and A414 east and west of Chelmsford (a number of junctions on the strategic highway network have capacity constraints and pinch points). However, development may support investment in highways improvements which could help to mitigate adverse effects in this regard.</p> <p>The creation of local employment opportunities could help to reduce out-commuting from the City Area. However, as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts. As of 2021, 38.4% of those in employment within Chelmsford worked mainly from home.</p> <p>Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it reduce the level of freight movement by road? 		<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>Employment development is expected to support the redevelopment of brownfield land. However, the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area will mean that greenfield land will be required to support jobs growth.</p> <p>The best and most versatile agricultural land in the City Area generally lies to the north/north west of the Chelmsford Urban Area and is characterised as Grade 2 ('Very Good'). Land to the south of the urban area, meanwhile, is predominantly Grade 3 ('Good') agricultural land. Should employment development result in the loss of this land, then there would be further negative effects on this objective which could be significant.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? 	-	<p>Likely Significant Effects</p> <p>The construction of new employment development will increase demand on water resources, with the potential to affect water availability. However, the baseline analysis presented in Section 3 of the SA Report notes that one of the two pumped storage reservoirs, Abberton, has recently been enlarged and enhanced so to provide long term water resources for Essex. The Essex and Suffolk Water Resources Management Plan 2014 also indicates that the Essex Water Resource Zone, which Chelmsford City Area sits within, will be in surplus beyond the period of the plan (to 2039/40). In consequence, effects on water resource availability are not expected to be significant. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 		<p>outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Depending on the type and location of new employment development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction and operational activities (through, for example, accidental discharges or uncontrolled surface water runoff). However, it is assumed that the design of new development will include sustainable urban drainage systems (SUDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from 	<p>-/?</p>	<p>Likely Significant Effects</p> <p>The baseline analysis contained in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the Chelmsford City Area with large parts of the Chelmsford Urban Area in particular being a risk of fluvial flooding and South Woodham Ferrers being at risk of coastal flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new employment development would be at significant risk of flooding, although this is dependent on the exact location of development.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<p>flooding and promote the sequential test?</p> <ul style="list-style-type: none"> • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? • Will it encourage the use of multifunctional areas and landscape design for drainage? • Will it help to discourage inappropriate development in areas at risk from coastal erosion? • Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>The loss of greenfield land to support employment development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces), although it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Overall, the employment land requirement has been assessed as having a negative effect on this objective, although it is recognised that the type and magnitude of effect will be largely dependent on the future location of development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. • The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? • Will it avoid locating development in areas of existing poor air quality? • Will it minimise emissions to air from new development? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There is the potential for the construction and occupation of new employment uses to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete. Effects on this objective may be more pronounced if development is located near to, or within health deprived areas of the City Area.</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated emissions to air, although as noted under SA Objective 3, there remains some uncertainty regarding jobs forecasts.</p> <p>The extent to which new employment development affects car use and related emissions will be dependent on its accessibility. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
			<p>walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it minimise energy use and reduce or mitigate greenhouse gas emissions? • Will it plan or implement adaptation measures for the likely effects of climate change? • Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? • Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>Employment development would increase energy consumption and greenhouse gas emissions within the City Area. Sources of emissions would include the use of plant, HGV movements and the embodied carbon in materials during construction and energy consumption and vehicle movements once premises are occupied</p> <p>The creation of local employment opportunities could reduce out-commuting from the City Area and associated greenhouse gas emissions, although there remains some uncertainty regarding jobs forecasts.</p> <p>The extent to which new employment development affects car use and related greenhouse gas emissions will be dependent on its accessibility. Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use. which may reduce car use and associated emissions to air.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact scale of greenhouse gas emissions will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
			<p>building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.</p> <ul style="list-style-type: none"> There remains some uncertainty regarding future jobs growth which will be dependent on a range of factors including UK and global economic trends.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the demand for raw materials? Will it promote the use of local resources? Will it reduce minerals extracted and imported? Will it increase efficiency in the use of raw materials and promote recycling? Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? Will it reduce waste arisings? Will it increase the reuse and recycling of waste? Will it support investment in waste management facilities to meet local needs? Will it support the objectives and proposals of the Essex Minerals Local Plan? 	-	<p>Likely Significant Effects</p> <p>The construction of employment premises will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Depending on the nature of the employment use, raw materials may also be required during the operational phase, although the volume and type of resources required would be dependent on the type and scale of use.</p> <p>Commercial development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled. Once premises are occupied, there would also be an increase in commercial waste arisings although again, it is anticipated that a proportion of this waste would be reused or recycled.</p> <p>Overall, the employment land requirement has been assessed as having a negative effect upon this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging replacement Essex Waste Local Plan will make provision to accommodate additional waste associated with growth in the City Area. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse. The exact scale of resource use will be dependent on the final scale and type of uses that come forward.
<p>13. Cultural Heritage: To conserve and enhance the</p>	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic 	+/-/?	<p>Likely Significant Effects</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
<p>historic environment, cultural heritage, character and setting.</p>	<p>environment and their settings, including archaeological assets?</p> <ul style="list-style-type: none"> • Will it tackle heritage assets identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets? • Will it protect or enhance the significance of non-designated heritage assets? • Will it promote local cultural distinctiveness? • Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? • Will it improve and promote access to buildings and landscapes of historic/cultural value? • Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>Chelmsford's cultural heritage is a key feature of the local authority area, as indicated by the National Heritage List for England which includes 1,011 listed buildings (including 20 Grade I, 43 Grade II* and 948 Grade II), 19 scheduled monuments, 25 conservation areas and 6 registered parks and gardens within the Chelmsford City Area. Employment development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the City Area.</p> <p>Adverse effects on these historic and cultural assets may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>New employment development could have a positive effect on this objective for example, where it supports heritage-led development.</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>There are no national landscape designations affecting the Chelmsford City Area. However, employment development is likely to result in adverse effects on landscape character. Effects may be felt during construction and once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>The baseline analysis presented in Section 3 highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge? 		<p>of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Employment development has the potential to adversely affect the character of these areas during construction and once development is complete. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites that have not already been earmarked for future development in the City Area).</p> <p>Overall, the employment land requirement has been assessed as having a mixed positive and negative effect on this objective, although the magnitude of effect will be dependent in part on the location and design of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact location of future development, the quality of the receiving landscapes and the proximity of sensitive receptors.

Strategic Policy S7 – Spatial Strategy

SA Objective	Guide Questions	Score	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsars)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves, Local Wildlife Sites and Ancient Woodland? • Will it avoid damage to, and protect, geologically important sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, providing green spaces that are well connected and biodiversity rich? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? 	<p>+/-?</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake’s Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements including a Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation (or where sites include such designations, appropriate mitigation is implemented), there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity, emissions to air, impacts on water quality and wild bird and mammal loss from cat predation). In this regard, the HRA of the Review of the Local Plan Preferred Options highlights that those European sites that are associated with the Mid-Essex coast estuaries (i.e. Crouch and Roach Estuaries SPA / Ramsar; Blackwater Estuary SPA / Ramsar; Foulness SPA / Ramsar; Dengie SPA / Ramsar; and the associated areas of the Essex Estuaries SAC) plus the Thames Estuary and Marshes SPA / Ramsar and Benfleet and Southend Marshes SPA / Ramsar are potentially vulnerable to regional ‘in combination’ effects due to visitor pressure, to which the Local Plan will contribute. The HRA also identifies that growth has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford, and North of Broomfield) and South Woodham Ferrers, Great Leighs, Danbury, Bicknacre, Ford End, East Hanningfield, Writtle and Galleywood will be required (it is also noted that new development in other locations to meet local needs and which is in</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
			<p>accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified).</p> <p>The maintenance of the existing Green Wedge within the City Area , allied with the delivery of sustainable urban extensions, could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area’s green infrastructure network.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation (or where new development includes such designations, appropriate mitigation will be implemented to ensure no direct effects). It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact biodiversity value of sites is unknown.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	<ul style="list-style-type: none"> Will it meet the City’s objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? Will it reduce the level of homelessness? Will it help to ensure the provision of good quality, well designed homes? Will it deliver pitches required for Gypsies and Travellers and Travelling Showpeople? 	<p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>The Spatial Strategy would deliver the majority of the City Area’s new housing allocations across three Growth Areas as identified below.</p> <p>Growth Area 1 – Central and Urban Chelmsford = 4,476 new homes, 5 Travelling Showpeople plots and 9,000 sqm of net new employment space.</p> <p>Growth Area 2 – North Chelmsford – 7,201 new homes, 10 Traveller pitches, 5 Travelling Showpeople plots and 66,446 sqm of office/business park focused employment space. The largest site within Growth Area 2 is the Chelmsford Garden Community, which would provide 5,569 new homes, 10 Traveller pitches, and 56,946 sqm of office/business park employment development.</p> <p>Growth Area 3 – South and East Chelmsford – 4,423 homes, 20 Traveller Pitches and 18 Travelling Showpeople plots and 87,200 sqm of office employment space. The largest site</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
			<p>within Growth Area 3 is the Hammonds Farm site, which would provide 3,000 homes, 20 Traveller pitches, 13 Travelling Showpeople plots and 43,000 sqm of employment space.</p> <p>Whilst there is the potential that specific local housing needs in other areas will not be met under the Spatial Strategy, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified. Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure).
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<ul style="list-style-type: none"> Will it provide a flexible supply of high quality employment land to meet the needs of existing businesses and attract inward investment? Will it maintain and enhance economic competitiveness? Will it strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs? Will it support the growth of new sectors including those linked to the Anglia Ruskin University? 	++	<p>Likely Significant Effects</p> <p>The Spatial Strategy would focus employment growth (including retail provision) within several Growth Areas as identified below.</p> <p>Growth Area 1 – Central and Urban Chelmsford = 4,476 new homes, 5 Travelling Showpeople plots and 9,000 sqm of net new employment space.</p> <p>Growth Area 2 – North Chelmsford – 7,201 new homes, 10 Traveller pitches, 5 Travelling Showpeople plots and 66,446 sqm of office/business park focused employment space. The largest site within Growth Area 2 is the Chelmsford Garden Community, which would provide 5,569 new homes, 10 Traveller pitches, and 56,946 sqm of office/business park employment development.</p> <p>Growth Area 3 – South and East Chelmsford – 4,423 homes, 20 Traveller Pitches and 18 Travelling Showpeople plots and 87,200 sqm of office employment space. The largest site within Growth Area 3 is the Hammonds Farm site, which would provide 3,000 homes, 20 Traveller pitches, 13 Travelling Showpeople plots Under the Spatial Strategy, employment development would be principally provided as part of larger mixed use schemes (such as the Hammonds Farm and Chelmsford Garden Community sites) which would be expected to</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it help to diversify the local economy? • Will it provide good quality, well paid employment opportunities that meet the needs of local people? • Will it improve the physical accessibility of jobs? • Will it support rural diversification and economic development? • Will it promote a low carbon economy? • Will it reduce out-commuting? • Will it improve access to training to raise employment potential? • Will it promote investment in educational establishments? 		<p>help ensure that the opportunities created are easily accessible to prospective residents. Add in 16b?</p> <p>Development to the north east of Chelmsford has the potential to complement the Beaulieu and Channels development by providing employment opportunities for residents or by enabling prospective residents to access jobs created at this urban extension (which includes areas of search for one business park location to accommodate 56,946 sqm).</p> <p>Employment land provision, residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region. In this context, it is noted that the Employment Land Review (2023) found that the City Centre has a relatively limited supply of land to accommodate future growth.</p> <p>The Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions to enable their operational and functional requirements to be planned in a strategic and phased manner. These Areas include: Chelmsford Racecourse, which is being developed as a major new racecourse and equestrian centre with supporting entertainment facilities; Broomfield Hospital, the largest employer in the Council's area; ARU Writtle , a long-established and nationally-recognised land-based technologies institution; Sandford Mill. a former water treatment works with the potential for mixed-use development incorporating a range of leisure development in conjunction with usage of the Chelmer and Blackwater Navigation; and RHS Gardens at Hyde Hall, a nationally-important scale landscape gardens and a key visitor attraction. This policy provision is expected to support the continued growth and expansion of these institutions/areas, generating economic benefits such as the provision of jobs, education and training and tourism development.</p> <p>Overall, the Spatial Strategy has been assessed as having a significant positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
<p>4. Sustainable Living and Revitalisation: To promote</p>	<ul style="list-style-type: none"> • Will it support and enhance the City of Chelmsford by attracting new 	<p>++/-</p>	<p>Likely Significant Effects</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
<p>urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<p>commercial investment and reinforcing the City's attractiveness?</p> <ul style="list-style-type: none"> • Will it encourage more people to live in urban areas? • Will it enhance the public realm? • Will it enhance the viability and vitality of South Woodham Ferrers town centre and principal and local neighbourhood centres? • Will it tackle deprivation in the most deprived areas, promote social inclusion and mobility and reduce inequalities in access to education, employment and services? • Will it support rural areas by providing jobs, facilities and housing to meet needs? • Will it maintain and enhance community facilities and services? • Will it increase access to schools and colleges? • Will it enhance accessibility to key community facilities and services? • Will it align investment in services, facilities and infrastructure with growth? • Will it contribute to regeneration initiatives? • Will it foster social cohesion? 		<p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, the other Growth Areas, to the north of South Woodham Ferrers and at key service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. Development to the north east of Chelmsford also has the potential to complement the Beaulieu and Channels development by providing community facilities and services for residents or by enabling prospective residents to access facilities in this urban extension.</p> <p>There is a risk that growth could place pressure on existing community facilities and services, particularly in Great Leighs which has more limited existing provision. However, the preferred Spatial Strategy may also improve the viability of existing shops, services and facilities, commensurate with an increased local population. Additionally, there would be the delivery of a range of community facilities and services, alongside retail provision, at the key growth locations. This would be expected to help address increased demand arising from new development and could also benefit existing residents.</p> <p>There are pockets of deprivation across the Chelmsford City Area with some lower super output areas (LSOAs) being within the most deprived in the country. These LSOAs are predominantly focused within the Chelmsford Urban Area and include the wards of Marconi, Patching Hall and St Andrews. By focusing development within and adjacent to the Chelmsford Urban Area, the Spatial Strategy will help to promote the regeneration of brownfield sites, urban renaissance and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the Spatial Strategy will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the Spatial Strategy to result in a lack of investment in other settlements including service settlements, although it is noted that beyond the main settlements, the Council will support diversification of the rural economy.</p> <p>As noted above, preferred Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital and ARU Writtle. This is expected to support the continued growth and expansion of these institutions, generating benefits in terms of continued access to services and facilities.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p>

SA Objective	Guide Questions	Score	Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> • None identified <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	<ul style="list-style-type: none"> • Will it avoid locating development where environmental circumstances could negatively impact on people's health? • Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? • Will it maintain and enhance Public Rights of Way and Bridleways? • Will it promote healthier lifestyles? • Will it meet the needs of an ageing population? • Will it support those with disabilities? • Will it support the needs of young people? • Will it maintain and enhance healthcare facilities and services? • Will it align investment in healthcare facilities and services with growth to ensure that there is capacity to meet local needs? • Will it encourage sustainable food production to reduce food miles, such as community gardens or allotments? • Will it improve access to healthcare facilities and services? • Will it promote community safety? • Will it reduce actual levels of crime and anti-social behaviour? 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>Whilst largely a significant positive effect in the long-term, there is potential for the construction of new development to have a negative effect on the health and wellbeing of residents and other sensitive receptors in close proximity to development sites and along transport routes within the City Area. Effects could include, for example, respiratory problems associated with construction traffic and dust. This may be more pertinent in sensitive areas such as locations with pre-existing health issues.</p> <p>In the longer term, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. In this context, the baseline analysis presented in Section 3 of the SA Report highlights that the main source or air pollution in Chelmsford is road traffic emissions from major roads.</p> <p>Development focused on Chelmsford, South Woodham Ferrers and the new garden communities at North Chelmsford and East Chelmsford should realise relatively high levels of accessibility which will help to promote walking and cycling and thereby reduce emissions to air associated with car use, which may reduce car use and associated emissions to air. Allied with proposed improvements to highway circulation, public transport and walking and cycling (including through the Green Wedge), this is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>The Chelmsford Open Space Study (2016) has found deficiencies in open space provision including in respect of amenity greenspace, parks and recreation grounds and play space, particularly within the urban areas. New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it reduce the fear of crime? • Will it promote design that discourages crime? 		<p>connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. In this regard, the GP-patient ratio data for the NHS Mid Essex Clinical Commissioning Group highlights that, as of 2014, ratios were 1,654 patients per Full Time Equivalent (FTE) GP. This is above the UK average of 1,580 patients per FTE. However, the preferred Spatial Strategy would be expected to deliver additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions. The Mid Essex Clinical Commissioning Group Annual Report 2022 identified a GP-patient ratio of 1,993, showing a worsening regarding this element of healthcare (though the population figures used only includes those registered to a GP currently).</p> <p>As noted above, the Spatial Strategy defines Special Policy Areas within and around existing facilities and institutions. These Areas include Broomfield Hospital which is expected to support the continued growth and expansion of the hospital to meet future demand.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> • Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? • Will it reduce out-commuting? • Will it encourage a shift to more sustainable modes of transport? • Will it encourage walking, cycling and the use of public transport? • Will it help to reduce traffic congestion and improve road safety? • Will it deliver investment in transportation infrastructure that 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<p>supports growth in the Chelmsford City Area?</p> <ul style="list-style-type: none"> • Will it locate new development in locations that support and make best use of committed investment in strategic infrastructure? • Will it support the expansion, or provision of additional, park and ride facilities? • Will it enhance Chelmsford's role as a key transport node? • Will it reduce the level of freight movement by road? 		<p>around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area's housing requirement to the key service settlements (within the identified Growth Areas) of Great Leighs, Broomfield, Bicknacre, and Danbury. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The baseline analysis presented in Section 3 of the IIA Report highlights that one of the City Area's strengths is its good connectivity to London. However, the high levels of both in and out-commuting experienced by the City Area is also an issue. Under the Spatial Strategy, an increase in population and households within the Chelmsford Urban Area in particular will generate more transport movements. Based on current trends, these movements are expected to be by car with a continuation of (net) out-commuting but substantial in-commuting. This could result in increased pressure on the road network, with congestion on the A12, A130 and A414 (a number of junctions on the strategic highway network have capacity constraints and pinch points) and on local road networks. In this regard, the 'Preferred Option Strategic & Local Junction Modelling' (January 2018) assessment found a number of routes where increases in congestion might be expected by 2036 under the local plan scenario. These include corridor routes approaching junctions with Parkway – notably the A1060 Rainsford Road and A1016 Rainsford Lane and Springfield Road in the vicinity of Victoria Road. The junction of Chignal Road and Roxwell Road is also modelled to experience greater levels of congestion as a result of development proposals in the west of Chelmsford.</p> <p>The Spatial Strategy could deliver a number of highways improvements including at the Army and Navy Junction and to the A132. Additionally, growth could facilitate the delivery of a Chelmsford North-East Bypass and other highways infrastructure improvements which would help to enhance connectivity to the strategic road network and alleviate congestion.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed significant positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	<ul style="list-style-type: none"> • Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? • Will it avoid the loss of agricultural land including best and most versatile land? • Will it reduce the amount of derelict, degraded and underused land? • Will it encourage the reuse of existing buildings and infrastructure? • Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>In order to assess the potential future development capacity in Chelmsford’s Urban Area, the Council has undertaken detailed assessments to calculate the type and level of development that could come forward. The Spatial Strategy would support the redevelopment of brownfield sites in the Chelmsford Urban Area and Growth Areas.</p> <p>Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford (including East of Great Baddow / North of Sandon, West of Chelmsford and North of Broomfield) and South Woodham Ferrers, Great Leighs, Danbury, Bicknacre, Ford End, East Hanningfield, Writtle and Galleywood would be required to deliver approximately 80% of new development (greenfield/mixed greenfield and brownfield sites).. Allied with the potential construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is expected to be significant.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and significant negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	<ul style="list-style-type: none"> • Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration of existing status and/or failure to achieve the objective of good status under the Water Framework Directive? • Will it improve ground and surface water quality? • Will it reduce water consumption and encourage water efficiency? • Will it ensure that new water/wastewater management 	+/-	<p>Likely Significant Effects</p> <p>The Water Cycle Study (2024) identifies some constraints with respect to water service infrastructure and the water environment to deliver development, likely to require that strategic water resource options and wastewater solutions are developed in advance of development coming forward. The draft Essex and Suffolk Water Resource Management Plan 2024 identifies that without further investment in things like expanding reservoirs and other sources of water, that demand for water will begin to outpace supply in the future (2030+). This is also due to changes in the rules governing how much water, water companies can take from existing sources that will come into force after 2030.</p> <p>Depending on the exact location of new development, the proximity to waterbodies and the prevailing quality of the waterbody, there is potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<p>infrastructure is delivered in a timely manner to support new development?</p>		<p>uncontrolled surface water runoff from construction sites). Given the confluence of rivers within Chelmsford it could be considered that development will be within close proximity of a waterbody however, the Green Wedge within the City Area is defined by the valleys and flood plains for the Rivers Chelmer, Wid and Can which should reduce the likelihood of significant adverse effects in this regard. Further, it is assumed that the design of new development will include sustainable urban drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of the preferred growth options. • It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. • Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. • There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it help to minimise the risk of flooding to existing and new developments/infrastructure? • Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? • Will it discourage inappropriate development in areas at risk from 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Large parts of South Woodham Ferrers are at risk of coastal flooding. However, land to the north of the town, and which is identified as an area for growth, is in Flood Zone 1. Flood</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

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	<p>flooding and promote the sequential test?</p> <ul style="list-style-type: none"> • Will it ensure that new development does not give rise to flood risk elsewhere? • Will it deliver Sustainable Drainage Systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? • Will it encourage the use of multifunctional areas and landscape design for drainage? • Will it help to discourage inappropriate development in areas at risk from coastal erosion? • Will it help to manage and reduce the risks associated with coastal erosion and support the implementation of the Essex and South Suffolk Shoreline Management Plan? 		<p>risk adjacent to the Chelmsford Urban Area is more limited and is unlikely to be a significant constraint to development at urban extensions.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. Some land adjacent to the main urban areas and around Great Leighs are also at risk of surface water flooding. In this context, the loss of greenfield land could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>The City Area's existing Green Wedge is defined by the valleys and flood plains of the River Chelmer, Wid and Can. This could help to ensure that development is not located near to flood zones and provide space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. • The Local Planning Authority will apply a sequential risk-based approach, including the application of the 'exception test,' consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>10. Air: To improve air quality.</p>	<ul style="list-style-type: none"> • Will it maintain and improve air quality? • Will it address air quality issues in the Army and Navy Air Quality Management Area and prevent new designations of Air Quality Management Areas? • Will it avoid locating development in areas of existing poor air quality? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air. In this regard, the baseline analysis presented in Section 3 of the SA Report indicates that the main source of air pollution in Chelmsford is road traffic emissions from major roads, notably the A12, A414, A138, A130 and B1016.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

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	<ul style="list-style-type: none"> Will it minimise emissions to air from new development? 		<p>As noted above, the HRA identifies that growth supported by the Review of the Local Plan Preferred Options has the potential to contribute to ‘in combination’ air quality effects on sensitive sites (principally Epping Forest SAC). However, further assessment through the HRA has demonstrated that the ‘in combination’ contribution of the Local Plan is likely to be too small to be ‘significant’.</p> <p>As highlighted under the assessment against SA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network (including through the Green Wedge) are all likely to reduce the need to travel by car and associated emissions to air. New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138) as well as highways improvements including to the Army and Navy Junction which may help to improve local air quality. The delivery of local employment opportunities may also help to reduce out-commuting in the longer term and associated emissions to air.</p> <p>The Spatial Strategy would direct a proportion of the City Area’s housing requirement to the key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Guide Questions	Score	Commentary
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> • Will it minimise energy use and reduce or mitigate greenhouse gas emissions? • Will it plan or implement adaptation measures for the likely effects of climate change? • Will it support the delivery of renewable and low carbon energy and reduce dependency on non-renewable sources? • Will it promote sustainable design that minimises greenhouse emissions and is adaptable to the effects of climate change? 	<p>+</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with the Spatial Strategy are primarily influenced by the quantum of development to be accommodated in the City Area over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Notwithstanding the above, as noted in the assessment against SA Objective 6, the concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network (including existing planned infrastructure such as the new rail station and transport hub to the north east of Chelmsford as part of the Beaulieu development). Development may also help to maintain existing, and stimulate investment in, new public transport provision. In this regard, it is noted that the Spatial Strategy includes two potential park and ride schemes (one located to the south west of Chelmsford around the A414 and the other located to the north east of Chelmsford around the A12 and A138). The delivery of local employment opportunities may also help to reduce out-commuting in the longer term.</p> <p>The Spatial Strategy would direct a proportion of the City Area’s housing requirement to key service settlements. This could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Overall, the Spatial Strategy has been assessed as having a positive effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<ul style="list-style-type: none"> • Will it minimise the demand for raw materials? • Will it promote the use of local resources? • Will it reduce minerals extracted and imported? • Will it increase efficiency in the use of raw materials and promote recycling? • Will it avoid sterilising minerals extraction sites identified by the Essex Minerals Local Plan? • Will it reduce waste arisings? • Will it increase the reuse and recycling of waste? • Will it support investment in waste management facilities to meet local needs? • Will it support the objectives and proposals of the Essex Minerals Local Plan? 	~	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This has been considered as part of the appraisal of development requirements and not here.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> • Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? • Will it tackle heritage assets identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets? • Will it protect or enhance the significance of non-designated heritage assets? 	+/-/?	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers, Great Leighs, Great Baddow/Sandon, Bicknacre and Danbury. These assets include, for example: scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers, Gubbion's Hall moated site in Great Leighs, the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a Medieval tile kiln in Danbury and Bicknacre Priory in Bicknacre); eight conservation areas within the Chelmsford Urban Area as well as Great Baddow and Sandon Conservation Areas; and a number of listed buildings and registered parks and gardens. There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development. Adverse effects may be felt during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	Guide Questions	Score	Commentary
	<ul style="list-style-type: none"> • Will it promote local cultural distinctiveness? • Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? • Will it improve and promote access to buildings and landscapes of historic/cultural value? • Will it recognise, conserve and enhance the inter-relationship between the historic and natural environment? 		<p>likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive development of brownfield sites such as Sandford Mill).</p> <p>The implementation of the Spatial Strategy could aid the construction of a Chelmsford North-East Bypass and other infrastructure improvements. Their construction could affect buried archaeological remains and above ground assets along their routes although until the routes are determined this is uncertain.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<ul style="list-style-type: none"> • Will it conserve and enhance landscape character and townscapes? • Will it promote high quality design in context with its urban and rural landscape? • Will it avoid inappropriate development in the Green Belt and ensure the Green Belt endures? • Will it help to conserve and enhance the character of the undeveloped coastline? • Will it avoid inappropriate erosion to the Green Wedge? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The baseline analysis presented in Section 3 of the SA Report highlights that the built form and scale of the City Centre is a product of historic evolution. It notes that the City Centre has areas of distinct built character based on history, townscapes and use, all requiring the reinforcement of their sense of place. With regard to South Woodham Ferrers, meanwhile, the analysis highlights the unique character of the town. Development within and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers has the potential to adversely affect townscape character during construction and once development is complete, although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites also, however, presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>As noted above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. Allied with the potential</p>

SA Objective	Guide Questions	Score	Commentary
			<p>construction of a Chelmsford North-East Bypass (as well as other infrastructure), the area of greenfield land required over the plan period is therefore expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. In this regard, it is noted that the Landscape Sensitivity and Capacity Assessment (2017) indicates that the vast majority of preferred sites are not within areas identified with a high landscape sensitivity or high visual sensitivity. It should also be noted that development would not be within the Green Belt or at locations that would harm the Green Wedge.</p> <p>Under the preferred Spatial Strategy, the existing Green Wedge would be largely retained. Together with the adoption of Garden City principles at Strategic Growth Sites 6 and 16a, these measures would be expected to help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Overall, the Spatial Strategy has been assessed as having a mixed positive and negative effect on this objective.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

CHAPTER 6 - HOW WILL FUTURE DEVELOPMENT GROWTH BE ACCOMMODATED?

Strategic Policy S6 – Housing and Employment land requirements

Strategic Policy S7 – The Spatial Strategy

Strategic Policy S8 – Delivering Economic Growth

Strategic Policy S16 – Connectivity and Travel



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

Strategic Policy S9 – Infrastructure Requirements

Strategic Policy S10 – Securing Infrastructure and Impact Mitigation

Strategic Policy S11 – The Role of the Countryside

Strategic Policy S12 – The Role of the City, Towns and Neighbourhood Centres

Strategic Policy S17 – The Future of Chelmsford City Centre

Strategic Policy S13 – Monitoring and Review

Strategic Policies S6-S17: Creating Sustainable Development – Addressing Sustainability

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	-/?	+/-/?	-/?	+/-/?	+	++	0	0	-/?	+/?	+/-/?	<p>Likely Significant Effects</p> <p>Within the Chelmsford City Council administrative area (the City Area) there are three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC together with the Blackwater, Crouch, Roach and Colne Estuaries Marine Conservation Zone three additional sites within approximately 10km. In addition, there are eight Sites of Special Scientific Interest (SSSI), six Local Nature Reserves (LNRs) and 171 Local Wildlife Sites (LoWS). Policy S11 defines the role of the countryside and seeks to protect areas of ecological value from inappropriate development. The designation of the Green Wedge will also help to conserve and enhance biodiversity by protecting important habitats. Overall, this policy has been assessed as having a significant positive effect on this objective.</p> <p>Policy S8 prioritises the use of previously developed land in sustainable locations for employment development. However, greenfield releases will be required, which may have an effect on biodiversity. Policy S8 has therefore been assessed as having a negative effect on this objective,</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>although the magnitude of effect is uncertain and will be dependent on the exact location of development and the ecological value of sites.</p> <p>Policy S9 explicitly refers to supporting green infrastructure, which would have positive effect on this objective. However, the policy will also support development of a range of infrastructure, including significant transport projects, which may adversely affect biodiversity.</p> <p>Policy S16 seeks to create new infrastructure within Chelmsford, especially where it can promote active travel and more sustainable forms of transport. This infrastructure has the potential to compromise existing natural places, generating minor negative effects, though this is uncertain.</p> <p>Policy S17 is concerned with development within the Chelmsford City Centre. It is likely that there is not a considerable quantity of biodiversity assets within the City Centre, and any that do exist would be protected as open green/blue space (the Policy also seeks to protect such spaces). Policy S17 does seek to create new open spaces within the City Centre, which could have some minor biodiversity benefits, though the existing built environment could make this difficult/uncertain.</p> <p>Policies S12 and S13 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have mixed positive and negative effects on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified (except those identified above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	++	0	+	+	0	0	0	0	+	+	<p>Likely Significant Effects</p> <p>The preferred housing requirement makes provision for a minimum of 22,990 net new homes over the plan period at an average annual rate of 1,1210 net new homes per-year. This is in accordance with the City Area's assessed housing need as identified in the Strategic Housing Needs Assessment (2023).</p> <p>The implementation of Policy S9 will enable delivery of infrastructure and services in line with new development. This provision is considered to have a minor positive effect on this objective by ensuring housing is supported by commensurate infrastructure investment. Policy S10 will also ensure timely delivery of infrastructure to support new development. Policy S17 governs development within the Chelmsford City Centre and is seeking to ensure the City Centre is a good place to work and live, which would potentially improve any housing created within the centre and/or improve the lives of residents currently living within the City Centre.</p> <p>Policies S10, S13, S14, S15 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	++	++	++	++	++	0	++	0	+	++	++/?	<p>Likely Significant Effects</p> <p>Policy S8 specifically supports economic growth through a flexible and market-responsive allocation of employment land. The policy seeks to (inter alia): safeguard allocated employment areas; support the growth of rural businesses; and support large new office development in the City Centre. In addition, the policy encourages links between businesses and the two university campuses in the area. By seeking to focus employment growth in locations well-served by public transport, this policy should also ensure that jobs are accessible. Overall, the policy has been assessed as having a significant positive effect on this objective.</p> <p>The implementation of Policy S9 and Policy S10 will enable the delivery of infrastructure and services in line with new development. This provision is considered to have a positive effect on this objective by ensuring employment development is supported by commensurate infrastructure investment and which could also help to attract inward investment. The delivery of infrastructure itself could also support the creation of employment opportunities. It is noted that the infrastructure listed in Policy S9 includes educational facilities, the delivery of which could help to ensure that there is sufficient schools capacity to accommodate future growth, and neighbourhood centres, which could support the City Area’s retail offer. Overall, Policies S9 and S10 have been assessed as having a significant positive effect on this objective.</p> <p>Chelmsford has a strong retail sector that supports over 10,000 jobs. The implementation of Policy S12 will ensure that development follows the town centre first approach, which concentrates retail development in Chelmsford City Centre, South Woodham Ferrers Town Centre and Principal and Local Neighbourhood Centres. This will support retail development in these locations, strengthening the role of the City Centre and will help to ensure that employment opportunities are accessible. This policy has therefore also been assessed as having a significant positive effect on this objective.</p> <p>Policy S16 would have minor positive effects through supporting the accessibility of employment/skills-based development that would be created within Chelmsford through have connectivity and travel requirements. Such improvements would also benefit any existing such development within Chelmsford.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policy S17 would have significant positive effects as it encourages economic development within the Chelmsford City Centre.</p> <p>Policies S11 and S13 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation:</p> <p>To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+/-	++/-	++	++	++	+	++	0	++	++	++/-	<p>Likely Significant Effects</p> <p>Policy S8 will support rural businesses and reinforce the City Centre as a location for economic investment and growth. Similarly, Policy S12 will ensure that the vitality and vibrancy of the Designated Centres is maintained through a town centre first approach to main town centre uses. Both policies are expected to promote sustainable living and urban renaissance and may help to ensure that employment opportunities, facilities and services are accessible to all. In consequence, they have been assessed as having a significant positive effect on this objective.</p> <p>The implementation of Policy S9 will support the delivery of infrastructure and services in line with new development. This provision is considered to have a significant positive effect on this objective by ensuring new development is supported by commensurate infrastructure investment to make it sustainable. The policy may also support improvements to the public realm and help to address deprivation. Similarly, Policy S10 will ensure timely delivery of infrastructure, services and facilities to support new development.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policy S11 will indirectly contribute to ensuring most new development takes place within or around the urban areas and Key Service Settlements. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a minor positive effect on this objective.</p> <p>Policy S16 seeks to ensure development is well connected by a variety of travel options and heavily pushes active travel, sustainable and renewable travel methods. A significant positive effect is identified.</p> <p>Policy S17 governs development within the Chelmsford City Centre, which specifically refers to the climate and sustainability, with the policy seeking to ensure development is sustainable. It also seeks to strengthen the City Centre. A significant positive effect is identified.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the</p>	+/- /?	++ /-	+	++ /-	++	+	+	0	++	+	++/-	<p>Likely Significant Effects</p> <p>Policy S9 is assessed as having a significant positive effect on this objective by enabling delivery of infrastructure and services in line with new development, including healthcare facilities, open space, green infrastructure, recreation provision, and cycle lanes and walking routes. This could help reduce emission here and have positive impacts on human health. Additionally, the provision of facilities and services alongside new development could reduce the need to travel and promote walking and</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
Chelmsford City Area.												<p>cycling, thereby encouraging healthy lifestyles. The construction of some of the infrastructure required may have localised impacts on health for those close to the development sites. However, these effects are expected to be temporary and not significant. New development may place pressure on existing facilities and services such as healthcare.</p> <p>Policy S10 will help to ensure the timely delivery of infrastructure, services and facilities to meet this increased demand and has therefore also been assessed as having a significant positive effect on this objective. Similarly, Policy S16 would also have significant positive effects through promoting connectivity and travel by active, sustainable and renewable forms of travel and through encouraging the creation of electric vehicle infrastructure.</p> <p>The implementation of Policy S8 would help to retain employment land across the City Area and create further employment opportunities in the urban and rural areas. The implementation of Policy S12, meanwhile, will support vibrant and vital town centres. Together, these policies could ensure that employment opportunities and services facilities are accessible, helping to promote healthy lifestyles. There is also strong evidence showing that work is generally good for physical and mental health and well-being. In this context, these policies have been assessed as having a positive effect on this objective.</p> <p>By restricting development in the countryside, Policy S11 is expected to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers the new Garden Communities and Key Service Settlements outside the Green Belt, thereby helping to ensure that development is accessible to healthcare facilities. Development in accessible locations may also help to promote walking and cycling. The protection of the Green Wedge will also provide opportunities for outdoor recreation, thereby supporting healthy and active lifestyles.</p> <p>Policy S17 governs development within the Chelmsford City Centre and seeks to ensure development is well connected and allows for active travel opportunities. A minor positive effect is identified.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p>

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+/- /?	++ /-	++ /-	++	++	+	++	0	++	+	++/-	<p>Likely Significant Effects</p> <p>Policy S8 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car by ensuring that jobs are accessible. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, development is likely to lead to an increase in vehicle movements both during construction and when complete. Therefore, a minor negative effect has also been identified.</p> <p>The Chelmsford City Area includes several primary road routes which can suffer from congestion on and around them. These roads include: the main A12, which connects Chelmsford to the M25 and London; the A130/A131, which runs north-south across Essex; and the A414. Chelmsford rail station is one of the busiest in the East of England, accommodating up to 7.5 million passenger trips per year.</p> <p>Policy S9 includes a range of transportation infrastructure development requirements including: potential additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport. Policy S9 has therefore been assessed as having a significant positive effect on this objective. Policy S10 will help to ensure the timely delivery of transport infrastructure and</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>has therefore also been assessed as having a significant positive effect on this objective. Similarly, Policy S16 is focused on improving connectivity and travel, seeking to encourage a range of transport options and would therefore also have significant positive effects.</p> <p>The implementation of Policy S12 would ensure that retail development and other uses follow the 'town centre first' approach which contributes to the delivery of vibrant and viable town centres and is expected to reduce the need to travel to meet daily shopping needs/access jobs. Policy S12 has therefore been assessed as having a significant positive effect on this objective.</p> <p>As set out above, by restricting development in the countryside, Policy S11 is expected to encourage growth in and around existing built-up or urban areas. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a positive effect on this objective.</p> <p>Policy S17 governs development within the Chelmsford City Centre and seeks to ensure development is well connected and allows for active travel opportunities. A minor positive effect is identified.</p> <p>Policy S15 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+/- -	+/- -	+/- -	+/- -	0	++	+	0	+/--	+	+/--	<p>Likely Significant Effects</p> <p>Policy S11 directs development to and around the urban areas and Designated Settlements, which is expected to support opportunities for the reuse of brownfield land in turn could help to protect agricultural land. This has been assessed as having a significant positive effect on this objective. The implementation of Policy S12, meanwhile, would support the City, Town and Neighbourhood Centres; concentrating retail development in towns and designated centres, which is also expected to encourage the reuse of previously developed land. This has been assessed as having a positive effect on this objective. Policy S17 is similar as it is focused on governing development within the Chelmsford City Centre and it is extremely likely that any development within this location would use previously developed land. A minor positive effect is identified.</p> <p>The implementation of Policy S8 will ensure that brownfield land is maximised in meeting employment need and prioritised in developing employment land. However, it is recognised that there are a limited number of brownfield sites that have not been earmarked for employment development and a large area of greenfield land will therefore be required to accommodate future growth. In consequence, a mixed positive and significant negative effect has been identified on this objective in respect of Policy S8.</p> <p>Policy S9 promotes (inter alia) the provision of green infrastructure and open space within new development. This is assessed as having a minor positive effect on this objective. However, the Policy also identifies the development of (inter alia) road improvement schemes, Park and Ride facilities, and education facilities as key infrastructure requirements. The development of this infrastructure will necessitate the development of greenfield land and a mixture of minor positive and significant negative effects are identified. Policy S16 is similar in that it encourages a range of travel options that would require associated infrastructure, which could take both brownfield and greenfield land to implement. The policy does protect several Green Wedge, however. A similar score of minor positive and significant negative effects is therefore identified for Policy S16.</p> <p>Policies S10 and S13 has been assessed as having a neutral effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Overall, the policies in this section are considered to have a mixed positive and significant negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	-	+/-	-	++	++	+	0	0	0	++	++/-	<p>Likely Significant Effects</p> <p>Together, Policy S9 and Policy S10 will help to ensure that development contributes towards the delivery of water supply and treatment infrastructure necessary to accommodate growth as well as green infrastructure (which can help to minimise surface water runoff). Both policies have therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy S17 identifies a need for development along the River Can, River Chelmer, and Chelmer and Blackwater Navigation (where it is within the Chelmsford City Centre), should provide significant environmental improvements to the areas, helping to protect these important watercourses. A significant positive effect is therefore identified.</p> <p>The implementation of Policy S11, meanwhile, will help to protect open areas, including river corridors, which can contribute to protecting water quality. This has been assessed as having a minor positive effect on this objective.</p> <p>Economic growth will increase pressure on water resources. Therefore, Policy S8 has been assessed as having a negative effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policies S12, S13 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	-/?	+/-	+/?	++	++	+	0	0	0	+	++/-	<p>Likely Significant Effects</p> <p>The baseline analysis highlights that flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding and parts of South Woodham Ferrers at risk from coastal flooding.</p> <p>In this context, ensuring that economic growth is supported (Policy S8) may have an impact on flood risk, the requirement for sites to be in a sustainable location is likely to ensure flood risk is not increased (although this will be in part dependent on the exact location of development). The loss of greenfield land to support development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding). Overall, Policy S8 has been assessed as having a positive effect on this objective although the overall effect is uncertain dependent on location and design.</p> <p>Policy S9 specifically refers to the requirement for strategic flood defence measures for Chelmsford City Centre and may lead to other flood risk management measures being delivered in addition to green infrastructure which can help to manage flood risk. In consequence, this policy, together with Policy S10, are considered to have a significant positive effect on this objective. Policy S11, meanwhile, will help protect (inter alia) river</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>corridors, which often act as floodplains, thereby having a positive effect on this objective.</p> <p>Minor positive effects are identified for Policy S17 as it could see an improvement in the resilience of the built environment that is near to the rivers that run through the Chelmsford City Centre.</p> <p>Policies S12, S13 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive and minor negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. Air: To improve air quality.	+/- /?	+/-	+/-	++	+	+/?	+/-	0	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>Policy S9 includes a range of transportation infrastructure development requirements including: potential additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport, generating positive air quality effects (although it is recognised that their construction could result in increased emissions to air in the short term). This policy also explicitly refers to improvements to the Army and Navy Junction, which may help to address existing air quality issues in this location, and the provision of green infrastructure and open space, which can help to improve local air</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>quality. Overall, Policy S9 has been assessed as having a significant positive effect on this objective.</p> <p>Policy S11 is expected to encourage growth primarily in and around the Chelmsford Urban Area, South Woodham Ferrers, at the new Garden Communities and other Key Service Settlements outside the Green Belt. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated emissions to the air. However, dependent on the location of development, existing air quality issues in the urban area may be exacerbated. The policy also promotes the Green Wedge which could provide air quality benefits (as 'green lungs'). On balance, Policy S11 has been assessed as having a positive effect on this objective, although some uncertainty remains. Policy S10 will help to ensure the timely delivery of transport infrastructure and has therefore also been assessed as having a positive effect on this objective.</p> <p>Policy S8 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car and associated emissions to air. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, economic development is likely to lead to an overall increase in vehicle movements during both construction and operation. Overall, Policy S8 has also been assessed as having a minor positive and negative effect on this objective.</p> <p>Policy S12 is expected to have positive and negative effects. Whilst reinforcing town centres as the primary location for retail and other town centre use development it may reduce the number of journeys required to meet day-to-day needs and support sustainable transport methods. However, patterns of car use may lead to further emissions to air in these locations, thereby contributing negatively to air quality.</p> <p>Policy S16 would encourage active, sustainable, and renewable forms of travel, though it would also require the generation of air pollution through implementing associated infrastructure to facilitate these forms of travel. A mixture of minor positive and minor negative effects is therefore identified.</p> <p>Policy S17 would encourage a range of development within the Chelmsford City Centre, but the policy does also seek to encourage active and cleaner</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>forms of transportation around the City Centre, which could help to improve air quality (as traffic emissions are often the biggest concern to city centres). A mixture of minor positive and minor negative effects is therefore identified.</p> <p>Policy S13 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	+/- /?	+	+/-	++	+	+	+	0	+	+	+/-	<p>Likely Significant Effects</p> <p>Policy S9 includes a range of transportation infrastructure development requirements including: potential additional Park and Ride sites to serve West Chelmsford and North East Chelmsford; cycle routes and footway improvements; bus priority and rapid transit measures; and highways improvements including a Chelmsford North East Bypass. The policy also supports public transport use, sustainable transport measures and other transport improvements in the locality or directly related to development. Once implemented, these measures will help to mitigate the adverse impacts of new development and would help to relieve existing congestion and promote sustainable modes of transport, generating positive effects on greenhouse gas emissions. Policy S9 specifically refers to the requirement for strategic flood defence measures for Chelmsford City Centre and may lead to other flood risk management measures being delivered in addition to green infrastructure which can help to manage flood risk. In consequence, this policy is considered to have a significant positive effect on this objective. Policy S10 will help to ensure the timely delivery of transport infrastructure and required improvements and has therefore also been assessed as having a positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Policy S11 is expected to encourage growth primarily in and around the Chelmsford Urban Area, South Woodham Ferrers, at the new Garden Communities and at the Key Service Settlements. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated greenhouse gas emissions. The protection of these areas can also contribute to the mitigation of the effects of climate change, particularly through flood management. The policy has therefore been assessed as having a positive effect on this objective.</p> <p>Policy S8 specifically requires that employment development is located in sustainable locations well-served by existing or planned public transport provision. This is expected to help reduce the need to travel by car and associated greenhouse gas emissions. The creation of local employment opportunities could also help to reduce out-commuting from the City Area. However, economic development is likely to lead to an overall increase in vehicle movements during both construction and operation. Overall, Policy S8 has also been assessed as having a minor positive and negative effect on this objective.</p> <p>Policy S12 is expected to have positive effects. Reinforcing town centres as the primary location for retail and other town centre use development may reduce the number of journeys required to meet day-to-day needs and support sustainable transport methods.</p> <p>Policy S16 encourages a range of travel options but is highly encouraging of electric vehicle infrastructure and active travel methods. This can both encourage the use of electric vehicles and none polluting forms of travel. A minor positive effect is identified. Policy S17 is similar as it seeks to ensure that the Chelmsford City Centre is traversable by pedestrians, with walking and cycling stressed over car use.</p> <p>Policy S13 has been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport is uncertain.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	-	-	-	-	0	0	0	0	-	-	-	<p>Likely Significant Effects</p> <p>Delivering economic growth (Policy S8) and supporting infrastructure delivery (Policy S9) will require the use of natural resources and raw materials during construction and operation and generate waste. Similarly, the requirements of policies S16 and S17 could result in the generation of waste and/or the use of natural resources and have thus also been scored as having a minor negative effect.</p> <p>Policies S10 - S13 have been identified as having a neutral effect on this objective.</p> <p>Overall, the policies in this chapter are therefore considered to have a negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage,</p>	+/- /?	+/- /?	+/- /?	+/-	0	+	0	0	0	++	+/-/?	<p>Likely Significant Effects</p> <p>The cultural heritage of the Chelmsford City Area is a key asset. Employment development (Policy S8) may have a negative effect on cultural heritage but it could also bring forward improvements by, for example, heritage-led development. On balance, Policy S8 has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Policy S9 identifies the delivery of green infrastructure, open spaces and public realm improvements as key infrastructure requirements. Green</p>

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
character and setting.												<p>infrastructure and open spaces often play a role in providing a setting for cultural heritage assets. However, the development of the full range of identified infrastructure could also have negative effects on cultural heritage dependent on location and design. The policy is therefore considered to have a positive and negative effect on this objective.</p> <p>Protecting the countryside (Policy S11) will concentrate development in and around the urban areas and Key Service and Service Settlements outside of the Green Belt where the City Area’s listed buildings and conservation areas are largely concentrated. This may increase pressure on these assets. However, protection of the countryside can also positively support the significance and setting of these assets and historic landscapes. Overall, this policy is considered to have a positive effect on this objective.</p> <p>Policy S17 seeks to specifically protect and enhance the cultural heritage of the Chelmsford City Centre, especially its rich Roman and Medieval history. A significant positive effect is identified.</p> <p>Policies S10, S12, S13 and S16 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive and negative effects on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
14. Landscape and Townscape: To conserve and enhance landscape	+/- /?	+/-	+/- /?	+/-	0	++	+	0	+/-	0	+/-/?	<p>Likely Significant Effects</p> <p>There are no national landscape designations in the Chelmsford City Area but the landscape plays a key role in supporting the natural environment quality of the area. Townscapes are varied and the City Centre has areas of distinct character areas based on history and land use.</p> <p>Delivering employment development (Policy S8) may have a negative effect on landscape and townscapes. Effects may be incurred during both</p>



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
character and townscapes.												<p>the construction and operational phases, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale, density and location of new development in the context of the landscape sensitivity of the receiving environment. However, there may also be potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped (although as noted previously, there are only a limited number of brownfield sites). On balance, Policy S8 has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Policy S9 identifies the delivery of green infrastructure, open spaces and public realm improvements as key infrastructure requirements. Green infrastructure and open spaces are central to the landscape and townscape of the City Area. However, the development of the full range of identified infrastructure could also have negative effects on landscape. The policy is therefore considered to have a positive and negative effect on this objective. Policy S16 would also encourage a range of travel methods that could both compromise and enhance local landscapes, generating a mixture of minor positive and negative effects.</p> <p>Policy S11 supports the protection of the countryside including through Green Belt, and the Green Wedge designations. This will help to maintain and potentially enhance landscape character and in consequence, the policy has been assessed as having a significant positive effect on this objective.</p> <p>Policy S12 will direct new retail development to the Designated Centres, within the urban area and existing built-up areas. This is considered to have a positive effect on protecting and conserving landscapes.</p> <p>Policies S10, S13 and S17 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have positive and negative effects on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified (except those identified above)



APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

SA Objective	S6	S7	S8	S9	S10	S11	S12	S13	S16	S17	Cumulative Effect	Commentary
												<p><u>Assumptions</u></p> <ul style="list-style-type: none">None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: SECURING THE RIGHT TYPE OF HOMES

Policy DM1 – Size and Type of Housing

Policy DM2 – Affordable Housing and Exception Sites

Policy DM3 – Gypsy, Traveller and Travelling Showpeople Sites

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	0	?	0	0/?	<p><u>Likely Significant Effects</u></p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 (Part B) relates to rural exception sites and Policy DM3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on biodiversity, this is uncertain and will be dependent on the exact scale and location of new development. However, it is noted that Policy DM2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy DM3 includes criteria relating to only permitting sites that would not lead to the loss of, or adverse impact on, natural environment assets which is expected to mitigate adverse effects in this regard. Policy DM3 has therefore been assessed as having a neutral effect on this objective. The effect of Policy DM2 is considered to be more uncertain.</p> <p>The policies in this section are considered to have a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified (except those identified above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	++	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy DM1 will help to ensure that a suitable mix of housing that meets the identified needs of the area is provided on new sites of 10 or more dwellings. Additionally, the provision of adaptable homes on sites of 10 or more units will help meet the needs of those requiring enhanced access. A proportion of self-build plots and specialist retirement accommodation provision on large sites of 100 or more will enable the wider needs of the Chelmsford City Council administrative area (the City Area), and those of the aging population, to be met. This has been assessed as having a significant positive effect on this objective.</p> <p>The 2023 SHNA identifies a total annual affordable housing need in Chelmsford of 602 dwellings for rent per annum. The provision of 35% affordable housing on sites of 10 or more dwellings or a site area of 0.5ha or more. Policy DM2 will help to meet this need, enabling access the housing market in the Chelmsford City Area. This has been assessed as having a significant positive effect on this objective.</p> <p>The Gypsy and Traveller Accommodation Assessment covers the period 2023 to 2041 and identifies a requirement of 40 permanent Gypsy and Traveller pitches and 38 permanent Travelling Showpeople plots to be developed by 2033. Policy DM3 will help to meet this need and has therefore also been assessed as having a significant positive effect on this objective.</p> <p>Overall, the policies of this section will have a significant positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment</p>	+	+	0	+	<p><u>Likely Significant Effects</u></p> <p>The provision of an appropriate mix of housing (including affordable housing) will help to ensure that worker demand is met, supporting sustainable economic growth in the City Area. Policies DM1 and DM2 have therefore been assessed as having a positive effect on this objective.</p> <p>Policy DM3 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on achieving this objective.</p>

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
opportunities to everyone.					<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	++	++	++	++	<p>Likely Significant Effects</p> <p>Together, Policies DM1 and DM2 will ensure that Chelmsford's communities, including the growing ageing population, have access to an appropriate type and mix of new housing (including affordable housing) in accessible and sustainable locations. In-turn, this could help to tackle deprivation in the Chelmsford City Area. By requiring provision of onsite affordable housing, DM2 is also considered to help promote social inclusion. Policies DM1 and DM2 have therefore been assessed as having a significant positive effect on this objective.</p> <p>The implementation of Policy DM3 will also have a significant positive effect on this objective by supporting the provision of accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople requiring adequate community services and facilities are within reasonable travelling distance of new accommodation.</p> <p>Overall, the policies of this section have been assessed as having a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in</p>	+	0	+	+	<p>Likely Significant Effects</p> <p>Policy DM1 seeks to provide a mix of housing types and specifically requires specialist accommodation on larger sites, which will help to meet the needs of the elderly population and support those with disabilities. The Policy</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
the Chelmsford City Area.					<p>also seeks the delivery of at least 5% of new affordable dwellings to meet Government requirements for wheelchair user dwellings on sites over 30 units.</p> <p>Policy DM3 requires adequate community services and facilities, which may include healthcare facilities, to be within reasonable travelling distance of new accommodation and will ensure a suitable level of amenity for new residents and nearby residents. Being within a reasonable travelling distance to essential services may also support opportunities for walking and cycling.</p> <p>Policy DM2 has been assessed as having a neutral effect on this objective.</p> <p>Overall, these policies of this section have been assessed as having a positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	+	+	+	<p>Likely Significant Effects</p> <p>Policy DM2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel. This has been assessed as having a positive effect on this objective. Policy DM3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Showpeople sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance and safe and convenient vehicle access can also be provided. This policy has therefore also been assessed as having a minor positive effect on this objective.</p> <p>Policy DM1 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	?	?	?	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 Part B relates to rural exception sites whilst Policy DM3 concerns provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could result in the loss of greenfield land, this is uncertain and will be dependent on the exact location of new development.</p> <p>Overall, the policies in this section have been assessed as having an uncertain effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Although rural exception site development (Policy DM2) and Gypsies, Travellers and Travelling Showpeople sites (Policy DM3) may have an impact on water resources and could affect water quality, in view of the likely scale of development, any effects are considered unlikely to be significant. It is noted that Policy DM3 requires that proposals are served by essential facilities including water and foul drainage and this policy also seeks to avoid adverse impacts on the natural environment which may include water bodies.</p>

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<p>Overall, the policies of this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	+	+/?	<p>Likely Significant Effects</p> <p>Policy DM3 specifically prevents sites for Gypsies, Travellers and Travelling Showpeople being developed where there is an unacceptable risk of flooding. In consequence, this policy has been assessed as making a minor positive contribution to the achievement of this objective.</p> <p>Policies DM1 and DM2 have been assessed as having a neutral effect on this objective. Policy DM2 the site is not subject to any other overriding environmental or other planning constraints, which would include flood risk areas...</p> <p>Overall, the effect of the policies contained in this section on this objective is considered to be positive.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except that identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
<p>10. Air: To improve air quality.</p>	0	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy DM2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel and associated emission to air. Policy DM3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Show People sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance. This policy has therefore also been assessed as having a minor positive effect on this objective.</p> <p>Policy DM1 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	0	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy DM2 requires rural exception sites to be accessible to local services and facilities and adjacent to Defined Settlement Boundaries which may help to reduce the need to travel and associated greenhouse gas emissions. Policy DM3, meanwhile, stipulates that proposals for Gypsy, Traveller and Travelling Show People sites will only be permitted where (inter alia) adequate community services and facilities are within a reasonable travelling distance. This policy has therefore also been assessed as having a minor positive effect on this objective.</p> <p>Policy DM1 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p>

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>No significant affects have been identified in respect of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	?	0	0/?	<p>Likely Significant Effects</p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 (Part B) concerns rural exception sites whilst Policy DM3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on cultural heritage, this is uncertain and will be dependent on the exact scale and location of new development (although any effects are unlikely to be significant). However, it is noted that Policy DM2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy DM3 includes criteria relating to avoiding the loss of, or adverse impact on, important historic assets which is expected to mitigate adverse effects in this regard.</p> <p>Overall, the policies in this section are considered to have a neutral effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those noted above).

IIA Objective	DM1	DM2	DM3	Cumulative Effect	Commentary
					<p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	0	?	0	0/?	<p><u>Likely Significant Effects</u></p> <p>Policy DM1 relates to the type and mix of housing as opposed to new development and has therefore been assessed as having a neutral effect on this objective.</p> <p>Policy DM2 (Part B) concerns rural exception sites whilst Policy DM3 relates to provision for Gypsies, Travellers and Travelling Showpeople. Whilst development associated with these policies could have adverse effects on landscape, this is uncertain and will be dependent on the exact scale and location of new development (although any effects are unlikely to be significant). However, it is noted that Policy DM2 includes criteria that only allows development where the site is not subject to any other overriding environmental or other planning constraints. The policy has therefore been assessed as uncertain as the potential for minor adverse effects remains. Policy DM3 includes criteria relating to the intrinsic character of the countryside and natural environment and also excludes sites in the Green Belt unless there are very special circumstances, which is expected to mitigate adverse effects in this regard.</p> <p>Overall, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified (except those noted above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: SECURING ECONOMIC GROWTH

Policy DM4 – Employment Areas and Rural Employment Areas

Policy DM5 – Designated Centres

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies of this section of the Local Plan have been assessed as having a neutral effect on this objective (although it is noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could make a very small contribution to the achievement of this objective).</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The Council's Economic Strategy (2017) provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 83,000 jobs and 8,715 businesses, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. However, the Employment Land Review (2023) found that Chelmsford has a relatively limited supply of land to accommodate future growth, particularly in respect of office uses. In this context, Policy DM4 seeks to safeguard E(g), B-Class employment uses and employment generating 'sui generis' uses in Employment Areas and protect these areas from inappropriate non-Class B uses. This policy is therefore expected to help support the retention of businesses and jobs in the Chelmsford City Area and contribute to economic growth and investment. It has therefore been assessed as having a significant positive effect on this objective.</p> <p>The retention of retail uses within the Primary Shopping Areas of Chelmsford City Centre and South Woodham Ferrers Town Centre will contribute to the maintenance and strengthening of the City Area's retail offer. The retention of retail uses within the Principal and Local Neighbourhood Centres will also ensure that centres help meet local needs. This has been assessed as having a significant positive effect on this objective.</p> <p>The policies in this section are considered to have an overall significant positive effect on achieving this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified,
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy DM4 will ensure that employment uses are retained on existing Employment Areas in the Chelmsford City Area, including within urban areas. This will contribute towards making the area attractive to inward investment, support the retention of accessible employment opportunities and contribute to urban renaissance. A significant positive effect has therefore been identified in respect of this objective.</p> <p>Policy DM5 will support the retention of retail uses within Chelmsford City Centre, South Woodham Ferrers Town Centre and the Neighbourhood Centres. This policy will therefore contribute directly towards maintaining and enhancing the vitality and vibrancy of these centres and will help to maintain accessibility to retail services. The policy has therefore been assessed as having a significant positive effect on this objective.</p> <p>Overall, the policies in this section are considered to have significant positive effect on the achievement of this objective.</p>

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
promote sustainable living.				<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage walking and cycling by ensuring that jobs and retail services are accessible, thereby helping to reduce emissions and encourage healthy lifestyles. Further, there is a strong evidence base showing that work is generally good for physical and mental health and well-being.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling by ensuring that jobs and retail services are accessible. It is also noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could help to further reduce the need to travel (as residential uses in these locations would be accessible to range of jobs, services and facilities).</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p>

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
				<ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling thereby helping to reduce emissions to air. It is also noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre which could help to further reduce the need to travel (as residential uses in these locations would be accessible to a range of jobs, services and facilities).</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM4 and DM5 will help to retain employment land and support vibrant and vital town centres. This could serve to minimise the need to travel and encourage the use of public transport and walking and cycling thereby helping to reduce associated greenhouse gas emissions. It is also noted that Policy DM5 permits residential uses on upper floors within Primary and Secondary Frontages in the City Centre and South Woodham Ferrers and Neighbourhood Centre</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
to the effects of climate change.				<p>which could help to further reduce the need to travel (as residential uses in these locations would be accessible to a range of jobs, services and facilities).</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	<p>Likely Significant Effects</p> <p>Policies DM4 and DM5 principally concern the protection of employment areas and town centre uses and do not propose new development. In consequence, the policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	+	+	<p>Likely Significant Effects</p> <p>Policy DM4 principally concerns the protection of employment areas and does not propose new development. In consequence, this policy has been assessed as having a neutral effect on this objective.</p> <p>Policy DM5 requires proposals for change of use within Primary and Secondary Frontages to provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene. This may support the conservation of historic assets, particularly the Conservation Areas in Chelmsford City Centre.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p>

IIA Objective	DM4	DM5	Cumulative Effect	Commentary
				<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	<p>0</p>	<p>+</p>	<p>+</p>	<p><u>Likely Significant Effects</u></p> <p>Policy DM4 principally concerns the protection of employment areas and does not propose new development. In consequence, this policy has been assessed as having a neutral effect on this objective.</p> <p>Policy DM5 requires proposals for change of use within Primary and Secondary Frontages to provide a shop front with an active display function and entrances which relate well to the design of the host building and to the streetscene. This may support the conservation and enhancement of the City Area’s townscapes.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: PROTECTING THE COUNTRYSIDE

Policy DM6 – New Development in the Green Belt

Policy DM7 – New Buildings and Structures in the Green Wedge

Policy DM8 – New Buildings and Structures in the Rural Area

Policy DM9 – Infilling the Green Belt, Green Wedge and Rural Area

Policy DM10 – Change of Use (Land and Buildings) and Engineering Operations

Policy DM11 – Extensions to Existing Buildings in the Green Belt, Green Wedge and Rural Area

Policy DM12 – Rural and Agricultural/Forestry Workers’ Dwellings

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	+/?	+/?	+/?	+/?	+/?	+/?	+/?	++/?	<p>Likely Significant Effects</p> <p>The policies in this section of the Local Plan will make a significant contribution to the protection and enhancement of the Chelmsford City Council Administrative Area’s (the City Area’s) rich and varied natural environment and the biodiversity it supports. In particular, Policies DM6 – DM12 seek to conserve the Green Belt, Green Wedge and the Rural Area outside of the Green Belt, as designated in the Local Plan. This will serve to encourage the redevelopment of urban, brownfield sites, restrict inappropriate development of greenfield land and avoid adverse impacts on biodiversity (including designated nature conservation sites in these areas) in these areas. Through Green Wedge this policy will also support the provision of multifunctional, green infrastructure assets that provide important habitats and connectivity for a variety of species. Overall, this policy has been assessed as having a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Policies DM7 to DM12 will together help to avoid inappropriate development in the Green Belt, Green Wedge and Rural Area and have therefore been assessed as having a positive effect on this objective. Whilst these policies do allow some limited types of development, its scale is considered unlikely to generate significant adverse effects on this objective, although some uncertainty remains.</p> <p>Overall, the policies in this section have been assessed as having a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond that referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	+	+	+	+	+	0	+	+/-/?	<p>Likely Significant Effects</p> <p>The majority of the policies in this section are considered to have a minor positive effect on the achievement of this objective. Policies DM7, DM8 and DM9 would enable the development of affordable housing in the Green Belt, Green Wedge and Rural Areas. Policy DM9 would allow appropriate infilling in these areas whilst Policy DM10 would enable change of use to residential dwellings. Policy DM12, meanwhile, will enable development where there is a proven need for a rural or agricultural workers' dwelling and this cannot be met elsewhere.</p> <p>Through the designation and protection of Green Belt, Green and Rural Areas, Policy DM6 will help to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements, helping to address needs in these localities. The protection of the countryside may, however, reduce the ability of the City Area to meet its housing needs, although this is uncertain. Notwithstanding this, it is noted that new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated in all settlement categories</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>that comprise the Settlement Hierarchy through relevant Neighbourhood Plans where appropriate and justified.</p> <p>Policy DM11 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixed minor positive and negative effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	+	+	+	+	0	0	+	+/-/?	<p>Likely Significant Effects</p> <p>It is anticipated that Policy DM6 will encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements, helping to ensure that existing and proposed employment opportunities are accessible. However, protection of the countryside may reduce the availability of potential employment sites, although this is uncertain. Overall, the policy has been assessed as having a mixed positive and negative effect on this objective, although some uncertainty remains.</p> <p>Policy DM9 allows (subject to conditions) the expansion of existing businesses in Rural Areas which is expected to help support the growth of the rural economy. Policies, DM7, DM8, DM9 and DM12, meanwhile, allow development associated with agriculture and forestry (including rural worker dwellings) and limited infilling in the Green Belt, Green Wedge and Rural Areas which will also be expected to help support the rural economy. Overall, these policies have been assessed as having a minor positive effect on this objective.</p> <p>Policies DM10 and DM11 have been assessed as having a neutral effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Overall, the policies in this section are considered to have a minor positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+	+	+	+	+	0	+	+	<p>Likely Significant Effects</p> <p>Through the designation and protection of Green Belt, the Green Wedge and Rural Areas, Policy DM6 will help to encourage growth in the Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt (although new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). This may support urban renaissance and regeneration and help ensure that new development is accessible to a range of jobs, services and facilities. Policy DM6 has therefore been assessed as having a positive effect on this objective.</p> <p>Policies DM7, DM8 and DM9 would enable the development of affordable housing and community facilities and services and support rural businesses in the Green Belt, the Green Wedge and Rural Areas. Policy DM9 would allow appropriate infilling in these areas whilst Policy DM11 would enable change of use to residential dwellings. Policy DM12, meanwhile, will enable development where there is a proven need for a rural or agricultural workers' dwelling and this cannot be met elsewhere. Together, these policies are expected to help ensure that needs in rural areas are met and that appropriate economic growth is supported.</p> <p>Policy DM11 has been assessed as having a neutral effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Overall, the policies in this section are considered to have a positive effect on achieving this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	+	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Policies DM6, DM7, DM8 and DM9 seek to protect the Chelmsford City Area's Green Belt, the Green Wedge and Rural Areas but also allow appropriate sports and recreational facilities to be developed in these areas. This is expected to help maintain and enhance access to informal and formal recreation opportunities and the countryside, helping to promote healthy lifestyles. By restricting development in the countryside, these policies are also expected to encourage growth in Chelmsford Urban Area, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt, thereby helping to ensure that development is accessible to healthcare facilities (although new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). Development in accessible locations may also help to promote walking and cycling. Whilst these policies could result in a lack of investment in the rural areas, it is noted that they allow for development in the countryside that secures the retention and / or enhancement of a community facility.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a positive effect on this objective.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+	+	+	0	0	0	0	+	<p>Likely Significant Effects</p> <p>By restricting development in the countryside, Policy DM6 is expected to help encourage growth in urban areas (although as noted above, new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car. This has been assessed as having a positive effect on this objective.</p> <p>Policies DM6, DM7 and DM8 would allow the development of local community facilities in rural areas where there is a demonstrable need (new development to meet local needs and which is in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans where appropriate and justified). The development of community facilities could enable access to facilities locally and therefore reduce the need to travel. The policies also support development of essential infrastructure, with Policy DM7 specifically identifying transport infrastructure as appropriate development in the Green Belt. This may contribute to improved transport infrastructure in the wider Chelmsford City Area. The policies are therefore assessed as having minor positive effects on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+/-/?	+/-/?	+/-/?	-/?	+/-/?	-/?	0	+/-/?	<p>Likely Significant Effects</p> <p>Policy DM6 seeks to protect the Chelmsford City Area’s Green Belt, the Green Wedge and Rural Areas. Indirectly, this is expected to help encourage the reuse of previously developed sites in Chelmsford’s urban areas and Defined Settlements ahead of greenfield land and help to protect agricultural land.</p> <p>Part C of Policies DM7, DM8, DM9 would support the redevelopment of previously developed land in the Green Belt, the Green Wedge and Rural Areas. However, the policies would also allow some new build and replacement buildings, which could be developed on greenfield land. The policies have therefore been assessed as having a positive and negative effect on this objective, although the extent is uncertain.</p> <p>Policy DM11 supports the change of use of land and buildings, thereby supporting the development of brownfield land, but also would allow engineering operations, which may make use of greenfield land. The policy has therefore been assessed as having a positive and negative effect on this objective, although the extent is uncertain.</p> <p>The implementation of policies DM10 and DM11 could result in the loss of greenfield land. These policies have therefore been assessed as having a minor negative effect on this objective, although this is uncertain and will be dependent on the exact scale and location of new development.</p> <p>Policy DM12 only allows for development where the need cannot be met by re-using, extending or adapting an existing building on the holding and as such has been assessed as having a negligible effect.</p> <p>Cumulatively, the policies in this section are considered to have a positive and negative effect on this objective.</p> <p>Uncertainties</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified (beyond those above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Policy DM6 seeks to protect the Chelmsford City Area’s Green Belt, the Green Wedge and Rural Areas. These areas can contribute to water storage and help filtration, generating beneficial effects in terms of water quality.</p> <p>Policies DM7 to DM9 allow the development of essential infrastructure in the Green Belt, the Green Wedge and Rural Areas, which could include Wastewater Treatment Works (WwTW) or improvements to the sewerage network. However, this is uncertain and therefore a neutral effect has been identified.</p> <p>The remaining policies in the section are considered to have a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>Policy DM6 seeks to protect the Chelmsford City Area’s Green Belt, the Green Wedge and Rural Areas. These areas contain a number of rivers and protection of this land will contribute to effective water storage and help manage the effects of flood risk. The policy will therefore positively contribute to delivery of this objective.</p> <p>Policies DM7 to DM9 allow the development of essential infrastructure in the Green Belt, the Green Wedge and Rural Areas, which could include flood defences. However, this is uncertain and therefore a neutral effect has been identified.</p> <p>The remaining policies in the section are considered to have a neutral effect on the objective.</p> <p>Overall, the policies in this section will make a positive contribution to achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	0	0	0	0	0	0	0	+/?	<p>Likely Significant Effects</p> <p>By setting out protection for the countryside, Policy DM6 is expected to help encourage growth primarily in the City, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt. This will help to ensure that the majority of new development is accessible to key services and facilities as well as public transport, reducing the need to travel by car and associated emissions to the air. However, dependent on the location of development, existing air quality issues in the urban area may be exacerbated. The policy also promotes the Green Wedge which could provide air quality</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>benefits (as 'green lungs'). On balance, Policy DM6 has been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	0	0	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>By setting out protection for the countryside, Policy DM6 is expected to help encourage growth primarily in the City, South Woodham Ferrers, Key Service Settlements and Service Settlements outside of the Green Belt. This will help to ensure that development is accessible to key services and facilities as well as public transport thereby reducing the need to travel by car and associated emissions to air. The protection of these areas can also contribute to the mitigation of the effects of climate change, particularly flood management. This has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>The policies in this section have been assessed as having a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	0	0	0	0	0	<p>Likely Significant Effects</p> <p>It is not considered that the policies in this chapter will have a significant effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	?	?	+	?	?	0	?	+/?	<p>Likely Significant Effects</p> <p>Policies DM6, DM7 and DM8 seek to protect Chelmsford City Area's Green Belt, the Green Wedge and Rural Areas. Whilst this may place development pressure on cultural heritage assets in the towns and larger settlements, on balance it is expected to help conserve historic character and setting. The policy has therefore been assessed as having a positive effect on this objective. Policy DM9 is also considered to have a positive effect on this objective by allowing residential development in rural areas that (inter alia) secures the optimal viable use of a heritage asset or enables the future of a heritage asset to be secured.</p> <p>Policy DM10 would allow infilling within the villages in the Green Belt, the Green Wedge and Rural Areas. The policy requires that development does not detract from the existing character of the area, which may help limit any impact on the setting of heritage assets. However, the effect on this objective is uncertain dependent on location and design. Policy DM10 would ensure that in changing the use of buildings no substantial reconstruction works are required and that buildings are in keeping with its surroundings. This may help to reduce adverse impacts on heritage assets although this is uncertain. There may also</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>be impacts from engineering operations although this is also uncertain. The implementation of policies DM7, DM8 and DM12 could also result in positive or adverse effects on the historic environment. However, this is uncertain and will be dependent on the exact scale, location and design of new development that is permitted under these policies.</p> <p>Policy DM11 would not allow development that is out of keeping with context and surroundings or would result in any other harm. The policy is therefore considered to have a neutral effect on this objective by ensuring that harm is considered when development proposals are put forward.</p> <p>Overall, the policies are considered to have a minor positive effect on achieving this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	++	++	++	++	++	?	++	<p>Likely Significant Effects</p> <p>The landscape character of the Chelmsford City Area is divided into two National Landscape Character Areas (NCAs): South Suffolk and North Essex Clayland to the north and Northern Thames Basin to the south. These areas have distinctive character and the policies of this section will ensure that this is conserved and enhanced.</p> <p>The implementation of Policy DM6 in particular would have positive effects on this objective as it seeks to protect designated Green Belt, the Green Wedge and the Rural Area. This would contribute to the protection and enhancement of the character and quality of the landscape.</p> <p>Other policies in this section would ensure that new buildings in the countryside do not adversely impact on the openness of the Green Belt (Policy DM7), conflict with the purpose of the Green Wedge (Policy DM8) or adversely impact on the intrinsic character and quality of the Rural Area (Policy DM9). Additionally, Policy DM10 will ensure infilling in these designated areas does</p>

IIA Objective	DM6	DM7	DM8	DM9	DM10	DM11	DM12	Cumulative Effect	Commentary
									<p>not detract from the existing character of the area. These policies are therefore expected to help maintain landscape and townscape character by (inter alia) preventing settlement coalescence, urban sprawl and encroachment on the countryside. In addition, Policies DM10 and DM11 would ensure that changes of use, engineering operations and extensions would not harm these designations.</p> <p>The implementation of Policy DM12 could result in positive or adverse effects on landscape, although this is uncertain and will be dependent on the exact scale, location and design of new development supported by this policy.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on achieving this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified (except those identified above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: PROTECTING THE HISTORIC ENVIRONMENT

Policy DM13 – Designated Heritage Assets

Policy DM14 – Non-Designated Heritage Assets

Policy DM15 – Archaeology

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	-/?	-/?	-/?	-/?	<p>Likely Significant Effects</p> <p>The protection of designated historic assets including listed buildings and conservation areas (Policy DM13); retention of the significance of non-designated historic assets (Policy DM14); and protection, enhancement and preservation of archaeological sites (Policy DM15) may restrict the delivery of housing and in consequence, negative effects on this objective have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment</p>	-/?	-/?	-/?	-/?	<p>Likely Significant Effects</p> <p>The protection of designated historic assets including listed buildings and conservation areas (Policy DM13); retention of the significance of non-designated historic assets (Policy DM14); and protection, enhancement and preservation of archaeological sites (Policy DM15) may restrict the delivery of new employment development and in consequence, negative effects on this objective have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
opportunities to everyone.					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	+	+	0	+	<p>Likely Significant Effects</p> <p>Policies DM13 and DM14 will help to conserve and enhance the character of urban areas and the public realm. They have therefore been assessed as having a positive effect on this objective. Overall, the effect of the policies in this section on achievement of the objective is considered to be positive.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
infrastructure with growth.					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into</p>	0	0	0	0	<p>Likely Significant Effects</p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
account the effects of climate change.					<ul style="list-style-type: none"> None identified.
10. Air: To improve air quality.	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	++	++	++	++	<p><u>Likely Significant Effects</u></p> <p>This section of the Local Plan forms the central core of policies for realising this objective. The policies will contribute significantly to its achievement and ensure that the Chelmsford City Area’s significant cultural heritage, including over 1,000 listed buildings, 19 Schedule Monuments, 8 Registered Parks and Gardens, and 25 conservation areas, is conserved and enhanced. The policies provide mechanisms for conserving and enhancing both designated assets (Policy DM13) and non-designated historic assets (Policy DM14) whilst also preserving archaeological assets (Policy DM15).</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	++	0	++	<p><u>Likely Significant Effects</u></p> <p>Historic assets contribute to the character of landscapes and townscapes. In this context, the implementation of Policies DM13 and DM14 would help to protect Chelmsford City Area’s townscapes and wider landscapes through the protection of listed buildings, conservation areas, registered parks and gardens (Policy DM13) and non-designated historic assets (Policy DM14) and their settings.</p> <p>The effect of Policy DM18 is considered to be neutral.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p>

IIA Objective	DM13	DM14	DM15	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: PROTECTING THE NATURAL ENVIRONMENT

Policy DM16 – Protection and Promotion of Ecology, Nature and Biodiversity

Policy DM17 – Trees, Woodland and Landscape Features

Policy DM18 – Flooding/SUDS

Policy DM19 – Renewable and Low Carbon Energy

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the</p>	++	++	0	+	++	<p>Likely Significant Effects</p> <p>The policies in this section of the Local Plan will make a significant contribution to the protection and enhancement of Chelmsford City Council Administrative Area's (the City Area's) rich and varied natural environment. This includes three European sites: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA; Crouch and Roach Estuaries Ramsar; and the Essex Estuaries SAC, together with four additional sites within approximately 10 km. There are also eight SSSIs covering over 2,412 hectares and a range of LNRs and LoWSs. The area also contains examples of 14 of the 20 habitats included in the Essex Biodiversity Action Plan. In particular, Policy DM16 specifically seeks to ensure that these biodiversity assets are conserved by protecting them from harm and encouraging biodiversity enhancement.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
green infrastructure network.						<p>Policy DM17 will also have a significant positive effect on this objective as it seeks the conservation of protected trees and woodland, and new tree planting. They are important habitats for a variety of species.</p> <p>Policy DM19 requires that renewable energy and low carbon technology development causes no demonstrable harm to local wildlife or their habitats. This will have a minor positive effect on this objective by helping to ensure that development does not have adverse ecological impacts.</p> <p>Policy DM18 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a significant positive effect on achieving this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	-/?	-/?	0	0	-/?	<p>Likely Significant Effects</p> <p>Policy DM16 would ensure development does not result in unacceptable harm to designated sites of international, national and local importance and any other site where protected species are likely or known to be present. Policy DM17 would ensure that there is no unacceptable harm from new development on protected trees, woodland and non-protected landscapes. These policies may therefore restrict the delivery of housing and in consequence, negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>The effect of Policies DM18 and DM19 on achievement of the objective is considered to be neutral.</p> <p>Overall, these policies are considered to have a minor negative effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	-/?	-/?	0	+	+/-/?	<p><u>Likely Significant Effects</u></p> <p>Policy DM16 would ensure development does not result in unacceptable harm to designated sites of international, national and local importance and any other site where protected species are likely or known to be present. Policy DM17 would ensure that there is no unacceptable harm from new development on protected trees, woodland and non-protected landscapes. These policies may therefore restrict the delivery of employment land and in consequence, negative effects have been identified in respect of these policies (although this would be dependent on the exact location of development proposals).</p> <p>Policy DM19 would support development of renewable energy and low carbon developments, thereby supporting the potential for economic growth and jobs in these sectors. This policy is therefore considered to have a positive effect on this objective.</p> <p>The effect of Policy DM18 on achievement of the objective is considered to be neutral.</p> <p>Overall, these policies are considered to have a minor positive and negative effect on this objective, although some uncertainty remains.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM16 and DM17 will help to protect and enhance the City Area’s habitats which can also provide recreational benefits and support the promotion of healthy lifestyles and ‘green lungs’. In this context, the policies have been assessed as having a positive effect on this objective.</p> <p>The implementation of Policy DM18 will help to ensure that development does not take place in areas of flood risk, helping to protect human health. This has also been assessed as having a positive effect on this objective.</p> <p>Policy DM19 requires that renewable energy and low carbon development causes no demonstrable harm to residential amenity which may help to avoid adverse impacts on human health arising from the construction and operation of development.</p> <p>Overall, the policies in this section are considered to have a positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on this objective. The development of renewable energy and low carbon technologies may have an impact on transport movements during construction although any effects would be temporary (i.e. during construction) and not significant. It is also noted that Policy DM19 requires that proposals do not have a detrimental impact on highway safety.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The effect of the policies in this section on achievement of the objective is considered to be neutral.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
8. Water: To conserve and enhance water quality and resources.	+	+	++	0	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policy DM18 will ensure appropriate water management infrastructure, such as Sustainable Urban Drainage Systems (SUDS) supports new major development in the Chelmsford City Area. Other policies in this section will ensure conservation of biodiversity (DM16) and protection of preserved trees and woodland, and planting of new trees, which can play a role in managing water resources.</p> <p>Policy DM19 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies are considered to have a minor positive effect on achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	+	++	0	++	<p>Likely Significant Effects</p> <p>The 2017 Strategic Flood Risk Assessment (SFRA) for the Chelmsford City Area highlights a high number of properties at risk from flooding. Surface water flooding is also a potential constraint, particularly in the urban areas of Chelmsford and South Woodham Ferrers where a number of areas are identified as being at a medium or high risk of coastal flooding. Policy DM18 will ensure that inappropriate development in areas at risk of flooding is discouraged/effects are mitigated in accordance with a sequential, risk-based approach and that new development does not give rise to flood risk elsewhere. The incorporation of techniques such as Sustainable Urban Drainage Systems (SUDS) in major development is also required by Policy DM18.</p> <p>The retention of tree cover (Policy DM17) and new tree planting can also contribute positively to the management of flood risk. Trees use more water than other vegetation types, and can also delay the passage of rainwater to streams and rivers.</p> <p>Policies DM16 and DM19 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
<p>10. Air: To improve air quality.</p>	+	+	0	+	+	<p><u>Likely Significant Effects</u></p> <p>The implementation of Policies DM16 and DM17 will help to protect and enhance the City Area’s habitats which can provide ‘green lungs’ that assist in maintaining and improving air quality. In this context, the policies have been assessed as having a positive effect on this objective. Policy DM19 will support the transition towards a low carbon economy. This will have positive effects on air quality by reducing the emissions associated with the combustion of fossil fuels.</p> <p>Policy DM18 has been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	0	+	++	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy DM19 is the primary policy in the Local Plan relating to the development of renewable and low carbon technologies and it is expected to help reduce greenhouse gas emissions associated with energy use. The policy has therefore been assessed as having a significant positive effect on this objective (although it is recognised that renewable energy development can result in greenhouse gas emissions during construction and through the embodied carbon in materials).</p> <p>Policy DM18 will contribute to mitigating the effects of climate change by ensuring that new development avoids areas of flood risk. This has been assessed as having a significant positive effect on this objective.</p> <p>Policy DM17 is considered to have a minor positive effect on this objective. Trees have an important role in managing the effects of climate change as well as natural variability in climate, through flood alleviation, the temporary storage of flood water and shading of buildings, for example. Their protection, and new tree planting, can therefore contribute to meeting this objective.</p> <p>Policy DM16 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
						<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	+	+	<p>Likely Significant Effects</p> <p>Low carbon and renewable energy development will help reduce the use of fossil fuels, thereby having a positive effect on this objective. Their development will result in increased resource use and the generation of waste. However, given the scale of anticipated development, this is not expected to be significant, and overall the policy is assessed as having a positive effect on this objective.</p> <p>Other policies in this section are considered to have a minor positive effect on this objective.</p> <p>The policies in this section are considered to have a minor positive effect on achieving this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	++	0	+/?	++/?	<p>Likely Significant Effects</p> <p>Policy DM17 seeks to protect preserved trees, woodland and non-protected landscapes which contribute to character and setting. It also seeks to preserve trees in Conservation Areas, which often form a significant part of the character of these assets. Overall, Policy DM17 has been assessed as having a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
						<p>The implementation of Policy DM19 will ensure that renewable energy development does not have an unacceptable visual impact which may help to avoid adverse impacts on heritage assets arising from development, although some uncertainty remains.</p> <p>Policies DM16 and DM18 have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section have been assessed as having a significant positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	+	++	0	+	++	<p>Likely Significant Effects</p> <p>The implementation of Policy DM16 would protect designated sites and other areas where protected species are likely to be present. Designated sites often form part of broader landscapes and contribute to their character. Policy DM16 has therefore been assessed as having a positive effect on this objective.</p> <p>Policy DM17 seeks protection of preserved trees, trees in conservation areas, woodland and non-protected landscapes, and new tree planting. The policy would therefore support the important contribution that these elements make to the Chelmsford City Area's landscapes and townscapes. This has been assessed as having a significant positive effect on this objective.</p> <p>Policy DM19 would not allow renewable energy development that would have an unacceptable visual impact. This has been assessed as having a positive effect on this objective.</p> <p>Policy DM18 has been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Uncertainties</p>

IIA Objective	DM16	DM17	DM18	DM19	Cumulative Effect	Commentary
						<ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 8 - PROTECTING AND SECURING IMPORTANT ASSETS: DELIVERING AND PROTECTING COMMUNITY FACILITIES

Policy DM20 – Delivering Community Facilities

Policy DM21 – Protecting Community Facilities

Policy DM22 – Education Establishments

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	?	+	0	+/?	<p><u>Likely Significant Effects</u></p> <p>Whilst the development of new community facilities and services could have adverse effects on biodiversity, this is uncertain and will be dependent on the exact type, scale and location of development. Further, new provision may include open space which could have beneficial effects on this objective in terms of habitat creation. The protection of assets (Policy DM21) is likely to have a minor positive effect on this objective. Assets include open spaces, which make an important, positive contribution to the green infrastructure network in the City Area.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective, although some uncertainty remains.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	0	0	+	0	<p>Likely Significant Effects</p> <p>Policies DM20 and DM21 have been assessed as having a neutral effect on this objective. Policy DM22 is considered to be a minor positive effect as the policy may lead to the release of land for housing where suitable.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	++	++	0	++	<p>Likely Significant Effects</p> <p>The development of new community facilities and services (Policy DM20) and the protection of existing assets, including open spaces, recreation and tourist spaces (Policy DM21), will help to make the City Area an attractive place to work and invest in. Both policies will also help to ensure the protection of existing, and provision of new, educational facilities.</p> <p>Policy DM22 permits the change of use or redevelopment of educational establishments, but only where they are surplus to requirements and as such it is considered to have a neutral effect against this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	++	++	0	++	<p>Likely Significant Effects</p> <p>By helping to protect existing services and facilities and focusing new service provision and development more generally in accessible locations, Policies DM20 and DM21 are likely to have a significant positive effect on this objective.</p> <p>Access to areas of open space and other recreational opportunities is fundamental to achieving equality of opportunity, particularly for deprived areas and certain groups in society who can become marginalised. These policies are therefore likely to have a significant positive effect on this aspect of the objective.</p> <p>Overall, Policies DM20 and DM21 are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	++/?	++	0	++/?	<p>Likely Significant Effects</p> <p>The implementation of Policies DM20 and DM21 will support the retention of existing, and provision of new, community facilities. Such assets include healthcare facilities and services. The policies are therefore considered to have a direct positive effects on this objective. The protection of existing open space and recreational facilities, and provision of new facilities, will also help to support and promote healthy lifestyles by providing opportunities for outdoor recreation and activities. Additionally, Policy DM20 specifically seeks adequate cycling and walking links within new development and requires adequate provision for access for those with disabilities.</p> <p>Whilst the construction of community facilities and services could have adverse effects on human health, this is uncertain and will be dependent on the exact type, scale and location of development.</p> <p>Overall, Policies DM20 and DM21 are considered to have a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified (beyond those identified above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	+	+	0	+	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a minor positive effect on achievement of this objective. Policy DM20 seeks to locate new community facilities and services where adequate provision for travel by public transport, walking and cycling links can be made. Policy DM21, meanwhile, ensures the retention of community facilities with loss only accepted should (inter alia) provision be met by an easily-accessible existing or new facility in the settlement concerned.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified (beyond those identified above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
<p>8. Water: To conserve and enhance water quality and resources.</p>	?	+	0	+/?	<p><u>Likely Significant Effects</u></p> <p>Whilst the development of community facilities and services could have adverse impacts on water resources, this is uncertain and will be dependent on the exact type, scale and location of development. Further, open space provision could help to protect and enhance water quality (by reducing surface water runoff). By protecting (inter alia) open spaces, which can positively support effective water management, Policy DM21 is considered to have a minor positive effect on this objective.</p> <p>Overall, the policies contained in this section are considered to have a minor positive effect.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified (beyond those referred to above). <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	?	+	0	+/?	<p><u>Likely Significant Effects</u></p> <p>Open spaces in development can contribute to management of surface water runoff. Policy DM21 has therefore been assessed as having a positive effect on this objective as it seeks to protect (inter alia) open spaces in the Chelmsford City Area.</p> <p>Whilst the development of community facilities and services (Policy DM20) could affect, or be affected by, flood risk, this is uncertain and will be dependent on the exact type, scale and location of development. Further, open space provision could help to protect and enhance water quality (by reducing surface water runoff).</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p><u>Uncertainties</u></p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified (beyond those identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. Air: To improve air quality.	+/?	+	0	+/?	<p>Likely Significant Effects</p> <p>By helping to protect existing services and facilities (Policy DM21) and focusing new facilities and service provision in locations accessible by public transport, walking and cycling (Policy DM20), these policies are likely to reduce the need to travel by private car and the associated emissions. Promoting the protection of existing open spaces and provision of new open spaces also has the potential to play an important role in improving Chelmsford City Area’s air quality through the dispersal and filtration of particulate matter. These policies are therefore considered to have a positive effect on this objective.</p> <p>Whilst the development of community facilities and services (Policy DM20) could adversely affect air quality, this is uncertain and will be dependent on the exact type, scale and location of development.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	+/?	+	0	+/?	<p>Likely Significant Effects</p> <p>By helping to protect existing services and facilities (Policy DM21) and focusing new facilities and service provision in locations accessible by public transport, walking and cycling (Policy DM20), these policies are likely to have a positive effect on this objective by reducing the need to travel by the private car and the associated greenhouse gas emissions. Promoting the protection and enhancement of open spaces (Policy DM21) also has the potential to help manage the effects of climate change as well as natural variability in climate, through flood alleviation or the temporary storage of water for example.</p> <p>Whilst the development of community facilities and services could result in increased greenhouse gas emissions, this is uncertain and will be dependent on the exact type, scale and location of development.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> The extent to which trends in car use, for example, can be stemmed and substituted with more sustainable modes of transport is uncertain. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The development of facilities and services would result in the increased use of resources and waste generation but it is unlikely to be significant. The policies contained in this section have therefore been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	+/?	+	0	+/?	<p><u>Likely Significant Effects</u></p> <p>Open spaces can contribute to the setting of historic assets such as listed buildings within towns. The implementation of Policy DM21 will contribute to the achievement of this objective by protecting community facilities. In particular, the policy would ensure that assets, including open spaces, are retained where they are considered to make an important contribution to (inter alia) the character of the area.</p> <p>Whilst the development of community facilities and services could have adverse impacts on cultural heritage, this is uncertain and will be dependent on the exact type, scale and location of development. It is also noted that Policy DM20 seeks to ensure that development is compatible with its surroundings and does not have an unacceptable impact on its character or appearance.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p><u>Uncertainties</u></p>

IIA Objective	DM20	DM21	DM22	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified (beyond those referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	+/?	+	+	+/?	<p>Likely Significant Effects</p> <p>Chelmsford City Council has been awarded 17 Green Flag awards for its parks in Chelmsford City Area. Open spaces within Chelmsford City and South Woodham Ferrers make an important contribution to the townscape and the implementation of Policy DM21 will contribute to achievement of the objective by protecting a range of assets, including open spaces, and ensuring that facilities considered to make an important contribution to the character of the area (inter alia) are retained.</p> <p>Whilst the development of community facilities and services could have adverse impacts on the landscape and townscapes of the Chelmsford City Area, this is uncertain and will be dependent on the exact type, scale and location of development. It is also noted that Policy DM20 seeks to ensure that development is compatible with its surroundings and does not have an unacceptable impact on its character or appearance.</p> <p>Policy DM22 seeks to make best use of buildings that are no longer required for educational purposes. The redevelopment of these buildings would be expected have a positive effect on the landscape / townscape.</p> <p>Overall, the policies in this section have been assessed as having a positive effect on this objective, although some uncertainty remains.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those referred to above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

CHAPTER 9 - MAKING HIGH QUALITY PLACES: MAKING PLACES

Policy DM23 – High Quality and Inclusive Design

Policy DM24 – Design and Place-Shaping Principles in Major Developments

Policy DM25 – Sustainable Buildings

Policy DM26 – Design Specification for Dwellings

Policy DM27 – Parking Standards

Policy DM28 – Tall Buildings

Policy DM31 – Net Zero Carbon Development (in Operation)

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	0	+	0	0	0	0	+	+	<p><u>Likely Significant Effects</u></p> <p>The majority of the policies in this section of the Local Plan are considered to have a neutral effect on this objective. Policy DM24, however, seeks to ensure the provision of public open space or larger scale green infrastructure and the retention of existing trees/planting of new trees in new developments. Open spaces and green infrastructure can provide habitats for a range of species whilst trees can, for example, support nesting birds and bats. Policy DM24 is therefore considered to have a minor positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	++	++	+	++	0	0	++	++	<p>Likely Significant Effects</p> <p>Together, the policies in this section will help to ensure the delivery of well-designed homes. In particular, Policy DM24 promotes well designed, good quality development. Policy DM23 will achieve high quality development that responds to its local context and is well proportioned. Policy DM25 will ensure that sustainable design features are incorporated into new dwellings, thereby supporting quality housing developments. Policy DM26 will ensure that new housing includes suitable privacy and living environments, including provision of amenity space and open space whilst ensuring HMO development is of a good quality.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and</p>	++	++	+	0	0	0	0	++	<p>Likely Significant Effects</p> <p>Together, the policies in this section will help to ensure the delivery of well designed, accessible employment development. In particular, Policy DM24 promotes well designed, good quality development. Policy DM23, meanwhile, will achieve high quality development that responds to its local context.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
well located employment opportunities to everyone.									<p>The implementation of Policy DM25 will also support high quality employment development in the City Area by ensuring that levels of emissions are reduced and sustainable design measures are included. Policy DM26, meanwhile, will ensure that provision is included in new developments for broadband infrastructure, a key requirement for business development/supporting home working.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation:</p> <p>To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	0	++	0	0	0	+	++	++	<p>Likely Significant Effects</p> <p>Policy DM24 will contribute to the achievement of this objective by (inter alia) seeking improvements to the public realm and promoting inclusive access, helping to foster social inclusion for all members of the community. This has been assessed as having a significant positive effect on this objective. The implementation of Policy DM28, meanwhile, will help to support higher density development within the urban areas of the City Area, encouraging urban living. This has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	++	++	+	+	0	0	+	++	<p><u>Likely Significant Effects</u></p> <p>The 2015 Health Profile for Chelmsford produced by Public Health England highlights that the health of Chelmsford’s population is generally good with life expectancy for both men and women higher than the England average. However, inequalities exist across the area.</p> <p>In this context, Policy DM24 is assessed as having a significant positive effect on this objective. It specifically includes a principle for new development to provide opportunities to promote healthy living and to improve health and wellbeing. The Policy seeks the provision of green infrastructure and open space in new development, which are recognised as contributing to the health and wellbeing of communities. The policy will also encourage walking and cycling which will support active lifestyles and help to protect the amenity of existing and future residents with regard to noise, vibration, smell and residential living environments.</p> <p>Policy DM23 will (inter alia) ensure active elevations and safe environments, which can contribute to reducing crime and the fear of crime. Both policies have been assessed as having a significant positive effect on this objective.</p> <p>Policy DM25 specifically seeks the implementation of design measures in buildings to reduce emissions, including nitrogen dioxide. Such emissions can be harmful to human health, especially for those with pre-existing conditions. Policy DM26 will seek the integration of sufficient private amenity space and open space in new development, both of which contribute to a healthy living environment. These policies have been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p><u>Uncertainties</u></p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	++	0	0	+/?	0	0	+/?	<p>Likely Significant Effects</p> <p>Policy DM24 will have a significant positive effect on this objective by seeking development that is well-connected, and prioritises the needs of pedestrians, cyclists and public transport.</p> <p>Requiring the integration of cycle storage provision within HMOs may support cycling rather than the use of the private car. This is considered to have a minor positive effect on the achievement on this objective. Policy DM27 requires new residential and employment development to comply with parking standards, which can help support a modal shift from the private car to the use of public transport. However, the effect on a reduction in the use of the private car is uncertain.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have minor positive effect on achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	0	0	0	0	0	++	0	+	<p><u>Likely Significant Effects</u></p> <p>The majority of policies in this section are considered to have a neutral effect on achieving this objective.</p> <p>In 2013/14, within the Chelmsford City Area, the number of dwellings completed at a density of 100+ dwellings per hectare was 21%. The implementation of Policy DM28 will help to ensure that where appropriate, higher density development, in the form of buildings over 6 storeys, will be supported. This will help to promote effective use of land in the urban areas. This is considered to have a significant positive effect on this objective.</p> <p>Cumulatively the policies in this section are considered to have a minor positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	0	+	++	0	0	0	0	+	<p><u>Likely Significant Effects</u></p> <p>Although the majority of policies in this section are considered to have a neutral effect on this objective, Policy DM25 will ensure that all new development achieves higher water efficiency than under standard building regulations. As Essex is within an area of water resource stress, Policy DM25 has therefore been assessed as having a significant positive effect on this objective.</p> <p>Policy DM24 will support the retention of trees, and seek the planting of new trees, whilst seeking open space and green infrastructure provision in new development. This can contribute to the management of water resources and in consequence, the policy has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Cumulatively, the policies in this section are considered to have a positive effect on achieving this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	+	0	0	0	0	0	+	<p>Likely Significant Effects</p> <p>The majority of policies in this section are expected to have a neutral effect on this objective.</p> <p>Retention of tree cover and new planting can contribute positively to the management of flood risk. The provision of open spaces and green infrastructure can also provide areas that make a positive contribution to effective water management by helping to reduce surface water run-off. Therefore, Policy DM24 is considered to have a positive effect on this objective.</p> <p>Overall, there is considered to be a minor positive effect on this objective from implementation of these policies.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	0	+	+	0	+/?	0	+	+/?	<p>Likely Significant Effects</p> <p>Policy DM24 will have a positive effect on this objective by seeking development that is well-connected, and prioritises the needs of pedestrians, cyclists and public transport. Promoting the expansion and enhancement of open spaces and tree cover also has the potential to play an important role in improving the Chelmsford City Area’s air quality through the dispersal and filtration of particulate matter.</p> <p>Overall, this policy has been assessed as having a positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Policy DM25 seeks to reduce the amount of carbon dioxide and nitrogen dioxide emissions from new buildings. This is considered to have a positive effect on this objective over the longer term.</p> <p>Policy DM27 requires new residential and employment development to comply with parking standards, which can help support a modal shift from the use of the private car to public transport and consequently help reduce emissions which contribute to poor air quality. However, the effect on a reduction in the use of the private car is uncertain.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (beyond those noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	0	++	++	0	+/?	0	++	++/?	<p>Likely Significant Effects</p> <p>Policy DM24 seeks to ensure that overall site design and individual building design minimises energy consumption and provides resilience to a changing climate. It also seeks opportunities to retain trees and plant new trees and integrate open space and green infrastructure in new development. This can positively help to mitigate the effects of climate change. Open spaces and trees have a critical role in managing the effects of climate change as well as natural variability in climate, through flood alleviation, the temporary storage of flood water and shading of buildings, for example. Policy DM25, meanwhile, seeks the incorporation of measures to reduce carbon dioxide and nitrogen dioxide emissions in new residential and non-residential development. Both policies have been assessed as having a significant positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Policy DM27 requires new residential and employment development to comply with parking standards, and provide EV charging points, which can help support a modal shift from the use of the private car to public transport or electric vehicles and consequently help reduce emissions. However, the effect on a reduction in the use of the private car is uncertain.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified (other than that noted above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	+	++	+/?	0	0	++	+/?	<p>Likely Significant Effects</p> <p>The majority of policies in this section are considered to have a neutral effect on this objective. However, Policy DM24 will (inter alia) encourage site and building design that minimises energy consumption. This is considered to have a positive effect on this objective. Policy DM25 requires that new development minimises the use of natural resources. This is considered to have a significant positive effect on this objective.</p> <p>Policy DM26 will ensure that recycling storage is incorporated into the design of all new dwellings thereby making a minor positive contribution to this objective. However, the effect of this provision on this objective is uncertain as it may not lead to an increased use of recycling facilities.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, the policies in this section will have a minor positive effect on this objective.</p>

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified (except that identified above). <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	+	+	0	0	0	+	0	+	<p>Likely Significant Effects</p> <p>The design of new buildings can have a significant effect on local character and surroundings which can often make an important contribution to the setting of historic assets. In this context, Policies DM23 and DM24 would help to ensure that new development proposals are well designed, respecting the character and appearance of the area. This has been assessed as having a positive effect on this objective.</p> <p>Policy DM28 would ensure that taller buildings would be developed where appropriate and (inter alia) the building does not detract from the context of existing historic city centre features. This has been assessed as having a positive effect on this objective.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, it is considered that the policies in this section will have a positive effect on the achievement of this objective.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM23	DM24	DM25	DM26	DM27	DM28	DM31	Cumulative Effect	Commentary
<p>14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.</p>	++	++	0	0	0	+	0	++	<p><u>Likely Significant Effects</u></p> <p>Together, the policies in this section will have a significant positive effect on this objective. The implementation of Policy DM24 in particular would have positive effects on this objective as it sets out specific requirements for new development proposals to (inter alia) meet the highest standards of built and urban design and enhance the public realm. Policy DM23, meanwhile, would contribute to the protection and enhancement of the character and appearance of the area by ensuring development responds to its context.</p> <p>Policy DM28 requires the visibility of taller buildings to contribute to townscape and, from longer views, to the skyline and provide positive addition to views into and around the City. These requirements would help to protect and enhance the landscape and townscape.</p> <p>The remaining policies in this section have been assessed as having a neutral effect on this objective.</p> <p>Overall, it is considered that the policies in this section will have a significant positive effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

CHAPTER 9 - MAKING HIGH QUALITY PLACES: PROTECTING LIVING AND WORKING ENVIRONMENTS

Policy DM29 – Protecting Living and Working Environments

Policy DM30 – Contamination and Pollution

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a minor positive effect on this objective. Policies DM29 and DM30 will not only protect human health, they will (indirectly) reduce the impact of development on species that have habitats close to any proposed developments by ensuring that development does not give rise to unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations (Policy DM29) and by protecting water quality (Policy DM30).</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are central to ensuring that the health of the City Area’s communities is maintained and enhanced by protecting amenity and limiting any environmental impacts from new development. The implementation of Policy DM29 will ensure that development does not give rise to unacceptable levels of polluting emissions related to noise, light, smell, fumes, and vibration. Policy DM30, meanwhile, will ensure that development on, or near to, hazardous substance sites or land which is contaminated will not have a threat to health or safety. Air pollution can be linked to respiratory problems, particularly in those with underlying conditions or within vulnerable groups.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.</p>	+	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy DM30 requires effective remediation to deal with issues raised by contaminated land. This has been assessed as having a significant positive effect on this objective. The implementation of Policy DM29, meanwhile, is considered to have a minor positive effect in ensuring that development does not give rise to unacceptable polluting emissions which may (inter alia) impact on neighbouring land uses.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on achieving this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>8. Water: To conserve and enhance water quality and resources.</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The main factors affecting the status of waterbodies in the City Area have been cited as physical modifications, negative effects of non-native species, pollution from towns and cities and pollution from rural areas. In this context, the policies in this section will play a key role in protecting water quality by addressing polluting sources in the City Area. Policy DM29 will ensure that development does not give rise to unacceptable levels of polluting emissions which can affect water bodies. Policy DM30, meanwhile, explicitly includes the requirement for new development to not have an adverse effect on the quality of local groundwater or surface water.</p> <p>These policies are therefore considered to have a significant positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
<p>9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies contained in this section have been assessed as having a neutral effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>10. Air: To improve air quality.</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>There are seven locations where recent monitoring identified borderline concentrations of Nitrogen Dioxide, but there is a long term downward trend. The policies in this section will play a key role in protecting air quality in the City Area. Policy DM29 will ensure that development does not give rise to unacceptable levels of polluting emissions which can affect air quality. Policy DM30, meanwhile, will ensure (inter alia) that developments where an air quality impact assessment has been provided, does not have unacceptable significant impacts on air quality.</p> <p>These policies are therefore considered to have a significant positive effect on this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt</p>	+	0	+	<p><u>Likely Significant Effects</u></p> <p>Policy DM29 will not permit development which gives rise to unacceptable levels of polluting emissions including emissions to air. Indirectly, this is likely to also have a minor positive effect on this objective by helping to minimise greenhouse gases. The effect of Policy DM30 is considered to be neutral.</p>

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
to the effects of climate change.				<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

APPENDIX H – APPRAISAL OF LOCAL PLAN POLICIES AND ALTERNATIVES CONSIDERED

IIA Objective	DM29	DM30	Cumulative Effect	Commentary
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	0	0	0	<p><u>Likely Significant Effects</u></p> <p>The policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

Reasons for the Selection of Policies and Alternatives Considered

Policy	Alternatives considered
Strategic Policy S1	<p>No Policy, rely on NPPF.</p> <p>The NPPF requires Local Plans to articulate a local vision to meet development needs. Therefore, this is not a reasonable alternative.</p> <p>Alternative or additional Spatial Principles.</p> <p>The preferred Spatial Principles reflect national planning policy and the comments received to the Issues and Options consultation. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S2	<p>No Policy, rely on NPPF and Building regulations.</p> <p>The NPPF sees the transition to a low carbon future climate change as a core planning principle. However, it does not provide detailed guidance on the Council's expectations for new development. It is considered that the policy is required to give clarity to developers and local communities.</p> <p>Building regulations do not yet see new buildings as net zero carbon. The Councils priorities are to move towards a net zero carbon environment as soon as possible. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S14	<p>No Policy, rely on NPPF.</p> <p>The NPPF requires planning policies to aim to achieve healthy spaces. This policy also helps to meet new Council strategic priority 7. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S15	<p>No policy, rely on the NPPF.</p> <p>The policy follows the requirements of the NPPF, but in the RJ also includes specific reference to the requirements for masterplans, place keeping and community involvement, and enhancements for certain groups. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S3	<p>No Policy, rely on NPPF.</p> <p>This would not cover the main objectives of the policy in terms of how to identify and assess all assets of local heritage significance. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S4	<p>No Policy, rely on NPPF.</p> <p>The policy follows the requirements of the NPPF and also includes specific reference to the role of water management in reducing</p>

	pollution locally. This option therefore, is not a reasonable alternative.
Strategic Policy S5	<p>No Policy, rely on NPPF.</p> <p>The policy follows the requirements of the which requires local planning authorities to proactively have policies which provide the necessary community facilities. The inclusion of active travel reflects the Councils strategic priorities. Local Plans should set clear policies for their area in respect of community facilities. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S6	<p>No Policy, rely on NPPF.</p> <p>The NPPF requires local planning authorities to proactively meet the need for new housing, employment and retail. Local Plans should set a clear strategy for their area to encourage sustainable growth and inward investment. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S7	<p>No Policy, rely on NPPF.</p> <p>The Spatial Strategy is a fundamental part of the Local Plan. Not having a policy would undermine the delivery of the Plan’s Vision, Strategic Priorities, and create uncertainty and ultimately lead to unplanned and uncoordinated development not supported by necessary infrastructure. This would result in the removal of specified development allocations and the Settlement Hierarchy for which guides future planning decisions and promotes sustainable development. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S8	<p>No Policy, rely on NPPF.</p> <p>Within the NPPF there is a requirement to articulate a local vision to meet development needs.</p> <p>Therefore, there is no reasonable alternative.</p>
Strategic Policy S16	<p>No Policy, rely on NPPF.</p> <p>The policy follows the requirements of the NPPF. However, the NPPF does not provide detailed guidance on the Council's expectations for new development. It is considered that the policy is required to give clarity to developers and local communities. Therefore, this is not a reasonable alternative.</p>
Strategic Policy S9	<p>No Policy, rely on NPPF.</p> <p>This would risk required infrastructure improvements not being delivered. This is not a reasonable alternative.</p> <p>No Policy, rely upon Essex Local Transport Plan.</p>

	The Plan predates the Local Plan therefore does not address specific infrastructure requirements from Chelmsford's projected growth. Therefore, this is not a reasonable alternative.
Strategic Policy S10	No Policy, rely on NPPF. This would result in uncertainty regarding how developer contributions will be secured. Therefore, this is not a reasonable alternative.
Strategic Policy S11	No Policy, rely on NPPF. This would result in uncertainty regarding the role and function of local designations such as the Green Wedge and how these differ to the Green Belt and Rural Area. This is not a reasonable alternative.
Strategic Policy S12	No Policy, rely on NPPF. Within the NPPF there is requirement to define the network and hierarchy of centres and define their extent. Therefore, there are no reasonable alternatives.
Strategic Policy 17	No Policy, rely on NPPF. The NPPF does not provide detailed guidance on the Council's expectations for new development. It is considered that the policy is required to give local focus and clarity to developers and local communities. Therefore, this is not a reasonable alternative.
Strategic Policy S13	No Policy, rely on NPPF. Within the NPPF there is requirement to review Local Plan within five years of the date of adoption. Therefore, there are no reasonable alternatives.
DM1	Consider alternative threshold sizes and percentages. Threshold DM1 A is considered appropriate as it applies to major development and it would be disproportionate to apply it to smaller sized development. The latest available evidence suggests the amount and thresholds in Policies DM1 B and DM1 C ii are justified and supported through viability testing. To amend these could result in sites being unviable for development. Therefore, this is not a reasonable alternative.

	The latest available evidence suggests the percentage in Policy DM1 C i will meet the identified need. The evidence does not justify this percentage being lowered or increased.
DM2	<p>Consider alternative threshold sizes and percentages.</p> <p>The latest available evidence suggests the amount and thresholds are justified and supported through viability testing. To amend these could result in sites being unviable for development. Therefore, this is not a reasonable alternative.</p>
DM3	<p>Only allocate and give weight to planning applications from Gypsies, Travellers and Travelling showpeople that meet the PPTS definition.</p> <p>This could discriminate against Gypsies, Travellers and Travelling showpeople that have permanently ceased to travel as a result of disability or old age.</p>
DM21	<p>No policy, rely on NPPF.</p> <p>The NPPF does not provide a consolidated approach to the protection of Community Assets. Therefore, this is not a reasonable alternative.</p>
DM22	<p>No policy, rely on NPPF.</p> <p>The NPPF does not provide a consolidated approach to the protection of education establishments. Therefore, this is not a reasonable alternative.</p>
DM23	<p>Rely on strategic growth location policies to set out detailed design principles.</p> <p>This would not cover development outside of these areas. Therefore, this is not a reasonable alternative.</p>
DM24	<p>Add design criteria to other development policies.</p> <p>This would not cover other forms of development which may fall outside of specific development type policies. Therefore, this is not a reasonable alternative.</p>
DM25	<p>No policy, rely on Building Regulations.</p> <p>This would not cover additional sustainable features which are at the forefront of climate change and are a key issue for the Plan period. Therefore, this is not a reasonable alternative.</p>

DM26	<p>No policy, rely on the NPPF.</p> <p>The NPPF makes no direct reference to HMOs, which have different requirements to ensure they offer acceptable living standards for occupants. Therefore, this is not a reasonable alternative.</p>
DM27	<p>Policy based on specific local evidence.</p> <p>There is no such detailed local evidence to support alternative local standards. Therefore, this is not a reasonable alternative.</p>
DM28	<p>No policy.</p> <p>This policy guides development to ensure future tall buildings respect and balance the need for development and the historic character and urban context of the area. Therefore, this is not a reasonable alternative.</p> <p>Consider alternative definition of ‘tall buildings’.</p> <p>The definition is based on Chelmsford’s predominant building scale of two to four storeys, typically forming street frontages. Buildings above five storeys represent a shift in scale with greater impacts which require careful consideration. Therefore, this is not a reasonable alternative.</p>
DM29	<p>Add design criteria to other development policies.</p> <p>This would not cover other forms of development which may fall outside of specific development type policies. Therefore, this is not a reasonable alternative.</p>
DM30	<p>No policy, rely on NPPF.</p> <p>The NPPF deals with general and multiple types of pollutions, but this policy specifically identifies the potential for contamination and pollution issues local to Chelmsford. Therefore, this is not a reasonable alternative.</p>
DM31	<p>No policy, rely on NPPF.</p> <p>The NPPF references net zero carbon it does not place specific policy obligations on plan and policy makers. This policy specifically identifies the design requirements for new development to be net zero carbon in operation at site and building scales in accordance with national and County guidance. Therefore, no policy is not a reasonable alternative.</p>

APPENDIX I - EQUALITIES IMPACT ASSESSMENT

Introduction

Chelmsford City Council (CCC) is undertaking an Integrated Impact Assessment (IIA) of the Review of the Adopted Local Plan. The IIA is being carried out to ensure that the Review maximises its ability to result in improvements to the Adopted Local Plan. The Review is currently at the Pre-Submission stage.

In undertaking the IIA, the Council is applying a process that incorporates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

Equalities Impact Assessment

This Appendix details the EqIA that has been carried out for Chelmsford City Council's Review of the Adopted Local Plan. An EqIA is a legal requirement as established by The Equality Act 2010¹³⁶.

The Equality Act 2010 places a duty on local planning authorities to engage with the local community and other interested parties when developing plan policies and consider representations made to it when determining a planning application. This EqIA is therefore iterative and local/professional knowledge can be crucial for it to best identify and quantify the equality issues facing Chelmsford and how the Review of the Adopted Local Plan can best propose ways to address such inequalities.

An EqIA is a process designed to ensure that a policy, project or scheme does not discriminate against any particular group on the basis of certain characteristics, which are defined as:

- Age
- Disability

¹³⁶ HM Government 2010 (2010, latest update 2022) 'The Equality Act 2010'. Available at: <https://www.legislation.gov.uk/ukpga/2010/15>, accessed 19.07.2022.

- Ethnicity/Race
- Gender/Sex
- Gender reassignment
- Marriage and Civil Partnership
- Pregnancy and maternity
- Religion or beliefs and;
- Sexual orientation

In order to assess the potential effects of the Pre-Submission stage of the plan review process on the above elements, the following list of affected groups will be considered, which incorporates these elements:

Affected groups:

1. People of different genders (*Men/women/identifying gender*)
2. People of different races or ethnic groups (*Black, White, Asian, Mixed / Dual Heritage, Gypsy/Traveller etc.*)
3. People with a form of mental or physical disability (both visible and invisible): *e.g. hearing impairments, visual impairments, speech difficulties, learning difficulties, mobility difficulties, mental health problems, long-term ill health etc.*
4. People of different age groups *e.g. children, teenagers, young adults, middle-aged, or older people.*
5. Lesbian, gay, bisexual, asexual or heterosexual people.
6. People from different religious or belief groups *e.g. Christian, Buddhist, Hindu, Jewish, Muslim, Sikh, Non-religious, or other beliefs, e.g. philosophical beliefs like humanists.*
7. People who have changed their gender or are in the process of doing so (i.e. transgender).
8. Pregnant women or people who have just had a baby (Maternity/paternity can be defined as 26 weeks after giving birth, and includes consideration about breastfeeding.) Only relevant to the requirement to have due regard to the need to eliminate discrimination.

9. Other groups who could find it difficult to access or make use of the policy / function. *For example: low income / people living in rural areas / single parents / carers and the cared for / past offenders / long-term unemployed / housebound / history of domestic abuse / people who don't speak English as a first language / people without computer access etc.*

The Equality Act 2010 requires local authorities to consider how their policies, decisions, processes and operation can potentially impact disadvantaged and minority groups and should ensure that such impacts are minimised and removed.

The Equality Act 2010 places a 'General Duty' on all public bodies to have 'due regard' to:

- Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act
- Advancing equality of opportunity between those with 'protected characteristics' and those without them
- Fostering good relations between those with 'protected characteristics' and those without them

The Equalities Act is supported by other equality focused legislation as identified below:

- The Race Relations (Amendment) Act 2000¹³⁷ – Extended the provisions of the Race Relations Act 1976 to local authorities and the police and therefore requires local authorities consider their potential effects on minority groups due to their race and ensure they are not unfairly disadvantaged.
- Disability Discrimination Act 2005¹³⁸ - Requires local authorities to consider their potential effects on those with a disability and especially individuals that have long-term severe physical and/or mental disabilities.
- Equality Act, 2006 (Gender Equality)¹³⁹ – This Act affords protection to people's religion/beliefs, sexual orientation and gender/sex.

The outcomes of the Review of the Adopted Plan should facilitate the creation of a fairer and equal society. The use of equality impact assessment can help identify disadvantaged or vulnerable groups for the purposes of the Health Impact Assessment and seek to address health inequalities and prejudice. EqlAs are fundamental to ensure a local authority does not enact policies and processes that

¹³⁷ HM Government (2000) 'Race Relations (Amendment) Act 2000'. Available at: <https://www.legislation.gov.uk/ukpga/2000/34>, accessed 19.07.2022.

¹³⁸ HM Government (2005) 'Disability Discrimination Act 2005'. Available at: <https://www.legislation.gov.uk/ukpga/2005/13>, accessed 19.07.2022.

¹³⁹ HM Government (2006) 'Equality Act 2006'. Available at: <https://www.legislation.gov.uk/ukpga/2006/3>, accessed 19.07.2022.

cause/support systemic inequality, as such inequality only becomes harder to change with time and can be difficult to identify once embedded in an organisation.

An EqIA was undertaken for the adopted Local Plan. The EqIA is an iterative process that will be reviewed at each stage of the plan review process and updated accordingly. The process which will be repeated for each stage is set out below (Table I1), namely:

- Stage 1: Screening
- Stage 2: Scoping
- Stage 3: Consideration of Data and Information
- Stage 4: Assessing Likely Effects
- Stage 5: Reviewing the Likely Effects

Table I0-1 The Equality Impact Assessment Process

Stage	Explanation
<p>Stage 1: Screening</p>	<p>Stage 1 requires the consideration of if an EqIA is required. The IIA is being carried out by a local authority (Chelmsford City Council), who are conducting a Review of their Adopted Local Plan. This review will result in updated policies and other amendments to the Adopted Local Plan that would then form the “revised” Local Plan. An EqIA is required to ensure the plan review process and any changes resulting from the Review of the Adopted Local Plan do not aid in the creation of inequality. Of key importance is the need for the EqIA to assess the following:</p> <ul style="list-style-type: none"> • Does the policy tackle discrimination, harassment or victimisation? • Does the policy promote equal opportunity? • Does the policy encourage good community relations?
<p>Stage 2: Scoping the Assessment</p>	<p>The potential effects that could result from the Review of the Adopted Local Plan were considered as part of the Issues and Options stage. These considerations have been taken forward in the detailed review of policies set out in the Local Plan Preferred Options and Pre-Submission Local Plan.</p>

Stage 3: Consideration of data and information	The baseline underpinning the IIA provides a comprehensive data source to draw from. This baseline, like the EqIA, is iterative and will evolve throughout the plan review process to keep it relevant and ensure it draws from a wide range of data sources.
Stage 4: Assessment	Assessment of the equality-related effects the policies within the Review of the Adopted Local Plan with potential mitigation measures.
Stage 5: Reviewing and scrutinising the likely effects	Establish a timetable for reviewing the EqIA and ensuring it is updated to reflect the changes that occur throughout the plan review process.

Tables I2, I3, I4, I5 and I6 present the results of the five stages identified above, the commentary reflecting the early stage of the plan review process and the consequent potential “high level” effects that the updating of the Review of the Adopted Local Plan could have.

Table I0-2 Step 1: Screening

Key Questions	Commentary
What are you looking to achieve in this activity?	The current Chelmsford Local Plan 2013-2036 was adopted in May 2020. Chelmsford City Council has a duty to review its Local Plan every five years to ensure it is up to date and is in the process of carrying out such a review. The Review of the Adopted Local Plan will be consulted on with the public and statutory consultees at every stage to ensure it reflects and incorporates all relevant information. The Review of the Adopted Local Plan will result in the creation of an updated Local Plan that will form the planning policies and direct development within Chelmsford.
Who in the main will be affected?	The Review of the Adopted Local Plan would affect all people living, working, visiting, passing through or engaging in business in Chelmsford and in surrounding local authorities.

<p>Does the activity have the potential to cause adverse impact or discriminate against different groups in the community?</p>	<p>The Pre-Submission stage of the plan review process is unlikely to have any direct or specific effects on any particular group of people or individuals. The policies and proposals of the Pre-Submission Review of the Adopted Local Plan have been appraised, the results of which are set out below.</p>
<p>Does the activity have potential to make a positive contribution to equalities?</p>	<p>Chelmsford City Council is required to review its Local Plan taking account of national policies in order to shape the built environment of the Chelmsford City area. The creation of an updated Local Plan would have an effect on all peoples in and close to Chelmsford.</p>

Table I0-3 Step 2: Scoping the Assessment

Key Questions	Commentary
<p>What is the overall aim, or purpose, of the function/policy/service?</p>	<p>The aim of the report is to produce an updated Local Plan that will guide the evolution of built and natural environment of the Chelmsford City Area</p>
<p>What outcomes do you want to achieve with this function/policy/service and for whom?</p>	<p>To develop an updated Local Plan document that will shape the built environment of the Chelmsford City area and that is better able to address current social, economic and environmental issues.</p> <p>Each stage of the Local Plan preparation summarises information which determines what issues Chelmsford faces and the approach which seeks to rectify them, based on the Council's and public's opinion.</p>
<p>Who in the main will be affected?</p>	<p>All people living, working, visiting, or carrying out business, within the Local Plan area.</p>
<p>Who defines or defined the function/policy/service?</p>	<p>Chelmsford City Council is required to review its Local Plan to ensure it is up to date. A Government appointed Planning Inspector would determine if the updated Local Plan produced is legally compliant.</p>

Who implements the function/service/policy?	Chelmsford City Council through the plan review process.
What factors could contribute or detract from the outcomes identified earlier?	Changes to national planning legislation/policy; updated Council priorities

Table I0-4 Step 3: Consideration of data and information

Key Questions	Commentary
What do you already know about who uses the function/service/policy?	The Local Plan is used by anyone seeking to develop within Chelmsford and affects all of its residents. The baseline provided within each of the IIA Reports uses a wide range of data sources to identify the characteristics of the Chelmsford City area.
What consultation with service users has taken place on the function/ service/ policy and what were they key findings?	Consultation will be carried out throughout the Local Plan consultation process. The Pre-Submission stage (current stage) seeks to use information acquired from consultees in previous stages of consultation to assist the review of the adopted Local Plan, and set out the new strategy to meet the Council’s current priorities.
What, if any, additional information is needed to assess the impact of the function/service/policy?	Further consultation will be carried out at each step of the IIA process.
How do you propose to gather the additional information?	Consultation will be carried out in line with the Council’s published Statement of Community Involvement (SCI) and Corporate Consultation and Engagement Strategy. This will include information available on Chelmsford City Council’s website, ability to comment online and via e-mail or in writing, copies of the current stage of the Review of the Adopted Local Plan made available at key locations.

Table I5 Step 4: Assessing the Likely Effects

Potential Inequality Area	Likely Effects
<p>1. People of different genders (Men/women/identifying gender)</p>	<p>An updated Local Plan would not be discriminatory to this group. There is minimal capacity for the built environment to address gender inequalities. As the plan review process progresses, it will likely contain policies that aid in creating economic/employment opportunities and access to facilities such as housing, schools and shops that can be accessed fairly by all people.</p>
<p>2. People of different races or ethnic groups (Black, White, Asian, Mixed / Dual Heritage, Gypsy/Traveller etc.)</p>	<p>There is minimal capacity for the built environment to address racial/ethnic inequalities. As the plan review process progresses, it will likely contain policies that aid in creating economic/employment opportunities and access to facilities such as housing, schools and shops that can be accessed fairly by all people. It would also likely contain policies that aid in the creation of sustainable communities.</p> <p>CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.</p> <p>All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the Customer Service Centre (CSC) and information can be sent in the post on request.</p>
<p>3. People with a form of mental or physical disability (both visible and invisible): e.g. hearing impairments, visual impairments, speech difficulties, learning difficulties, mobility difficulties, mental health problems, long-term ill health etc.</p>	<p>The built environment can have a powerful effect on people with mental and physical disabilities. As the plan review process progresses, policies should be developed that ensure places are accessible for all people and helps to create accessible communities. It would also likely result in the creation of employment and housing opportunities and access to facilities such as schools and shops closer to disabled peoples' homes.</p> <p>CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.</p> <p>All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the CSC and information can be sent in the post on request.</p>

4. People of different age groups e.g. children, teenagers, young adults, middle-aged, or older people.

There is some capacity for the built environment to address age related inequalities. The future policies of the Local Plan would be better able to provide age-appropriate housing (primarily for older persons) in order to meet their needs. The creation of new housing and economic development could also aid younger people in finding a job and acquiring a home.

Consultation and engagement will be open, inclusive, accessible and effective to all groups as required through the Adopted SCI and the Corporate Consultation and Engagement Strategy.

5. Lesbian, gay, bisexual, asexual or heterosexual people.

An updated Local Plan would not be discriminatory to this group. There is minimal capacity for the built environment to address sexual orientation inequalities.

6. People from different religious or belief groups e.g. Christian, Buddhist, Hindu, Jewish, Muslim, Sikh, Non-religious, or other beliefs, e.g. philosophical beliefs like humanists.

There is minimal capacity for the built environment to address belief-based inequalities.

CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.

All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the CSC and information can be sent in the post on request.

7. People who have changed their gender or are in the process of doing so (i.e. transgender)

An updated Local Plan would not be discriminatory to this group. There is minimal capacity for the built environment to address transgender and transitioning inequalities.

8. Pregnant women or people who have just had a baby (Maternity/paternity can be defined as 26 weeks after giving birth, and includes consideration about breastfeeding). Only relevant to the requirement to have due regard to the need to eliminate discrimination)

There is minimal capacity for the built environment to address pregnancy based inequalities. It can aid in the creation of policies that see the creation of more health facilities and general accessibility improvements that could make the lives of pregnant people/early childcare easier (i.e. ramps that help pushchairs whilst also aiding those in a wheelchair).

<p>9. Are there any other groups who could find it difficult to access or make use of the policy / function? For example: low income / people living in rural areas / single parents / carers and the cared for / past offenders / long-term unemployed / housebound / history of domestic abuse / people who don't speak English as a first language / people without computer access etc.</p>	<p>Those in full-time employment may find it hard to attend in-person events, and those on low incomes or in rural areas to potentially view documents online. People who do not have strong English comprehension or a learning disability could also find it difficult to understand the often complex and lengthy Local Plan documents.</p> <p>CCC seeks to work with organisations that represent the interests of different groups; to ensure that consultation events are held at convenient times and in accessible locations; and to make the most of innovative techniques and technology.</p> <p>All CCC documents can be made available in paper format, large print and other languages (where possible). Local Plan documentation is also available for inspection at the CSC and information can be sent in the post on request.</p>
<p>10. Could this policy discriminate on the grounds of marriage or civil partnership?</p>	<p>An updated Local Plan would not be discriminatory in this manner.</p>
<p>11. Is there any potential negative impact which cannot be minimised or removed? If so, can it be justified? E.g. on the grounds of promoting equality of opportunity for another protected group.</p>	<p>None identified at this stage.</p>

Table I6 Step 5: Reviewing and scrutinising the impact

Key Question	Commentary
<p>What conclusions can you draw about any differential impact and how people are adversely or positively affected?</p>	<p>The Review of the Adopted Local Plan will result in a City Area that will reflect, or be advancing towards, principles of sustainable development.</p>

What actions can you take to address any impacts identified?	Ensure the public are adequately consulted throughout the plan review process.
If no changes can be made, what reasons are there to justify this?	N/A
How might any of the changes, in relation to the adverse impact, have a further adverse effect on any other group?	N/A
Which decision-making process do these changes need to go through i.e. do they need to be approved by a Committee/Council?	The Local Plan preparation and IIA stages are subject to Chelmsford Policy Board, Cabinet and Council scrutiny and approval as appropriate to the stage of the Plan.
How will you continue to monitor the impact of the function/service/policy on diverse groups?	Through continued consultation throughout the plan review process. The IIA process will ensure an updated Local Plan would have had its potential economic, social and environmental effects considered and refined to secure more sustainable outcomes.
When will you review this equality impact assessment?	At the next stage of the plan review process.

EqlA Appraisal of the Pre-Submission Local Plan Review Policies and Proposals

Baseline Information: Population and Community

Demographics

As of 2021¹⁴⁰, the Chelmsford City Area had a population of 181,500, an increase of 7.8% since 2011 (168,300) and 13.6% since the 2001 Census when the population stood at 157,072. Approximately half of Chelmsford's population resides in the Chelmsford Urban Area and South Woodham Ferrers. Of the total resident population, 49.0% are male and 51.0% female.

The over 65's account for some 19.4% of the population, compared to 18.6% in England.

Chelmsford is the fourth most populated authority district in the East of England, with only the local authority areas of East Suffolk, Colchester and Basildon being more populated¹⁴¹.

Diversity

Ethnicity

Using The Office for National Statistics' (ONS) category descriptions¹⁴², the population of Chelmsford is predominantly White (88.5% of the population) with the second largest ethnic group being Asian/Asian British (5.3%, [9.6% in England]), followed by Black (2.6% [4.2% in England]) followed by mixed/multiple ethnic groups (2.6% [3.0% in England]).

Religious Belief

¹⁴⁰ <https://www.ons.gov.uk/visualisations/customprofiles/build/>

¹⁴¹ LG Inform (2020), Total resident population (2020) for All local authority districts East. Available at: Total resident population in Chelmsford | LG Inform (local.gov.uk)

¹⁴² ONS (2022) [How life has changed in Chelmsford: Census 2021 \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/ethnicity/articles/how-life-has-changed-in-chelmsford-census-2021)

Christianity is the predominant religion in Chelmsford (48.0%) similar to the England figure (46.3%), followed by Muslim (2.0%), compared to England (6,7%). Those with no religion was 41.2%, compared to 36.7% for England.

Civil Partnerships, Marriage and Sexual Orientation

For the Chelmsford population, aged 16 or over, in the 2021 Census, 34.0% are single (never married) [37.9% in England], 49.1% are married or in a civil partnership [44.7% in England], 0.2% are in a registered same-sex civil partnership, 3.4% are separated (but still legally married or in a registered same-sex civil partnership), 9.6% are divorced or dissolved civil partnership [9.1% for England] and 6.0% are widowed or surviving civil partnership partner [6.1% in England].¹⁴³

Gypsy, Travellers and Travelling Showpeople

There are two main longstanding publicly funded Travelling Showpeople sites in the Chelmsford City Area which provide 22 pitches in total with capacity for 44 caravans, 92 authorised private Traveller caravans and 47 authorised private Travelling Showpeople caravans¹⁴⁴.

Deprivation

The English Index of Multiple Deprivation (IMD) measures relative levels of deprivation in small areas of England called Lower Layer Super Output Areas (LSOA). Deprivation refers to an unmet need, which is caused by a lack of resources including for areas such as income, employment, health, education, skills, training, crime, access to housing and services, and living environment.

The 2015 IMD ranked the Chelmsford City Area 253rd out of 317 local authorities (where a rank of 1 is the most deprived in the country and a rank of 326 is the least deprived) placing Chelmsford in the top 20% least deprived local authority areas nationally¹⁴⁵.

¹⁴³ ONS (2022) [Build a custom area profile - Census 2021, ONS](#)

¹⁴⁴ Department for Levelling Up, Housing and Communities (2021) Traveller caravan count: July 2021. Available at: <https://www.gov.uk/government/statistics/traveller-caravan-count-july-2021>

¹⁴⁵ DCLG (2019) *English indices of deprivation*. Available at: <https://www.gov.uk/government/collections/english-indices-of-deprivation> .

By 2019, the City Area had continued to improve on the whole, scoring 260th out of 317 local authorities¹⁴⁶. Chelmsford performs particularly well in respect of crime, employment and health and disability with the local authority area being within the 20% least deprived nationally for these domains. However, there are pockets of deprivation across the Chelmsford City Area with some LSOAs, such as those within the wards of Marconi, Patching Hall and St Andrews, being within the most deprived in the country and this remained the case in 2019.

Housing

In December 2023 the average house price for all properties in Chelmsford was £372,048 compared to England: £302,164¹⁴⁷. House prices for the following types of property in Chelmsford were as follows:

- detached: £658,140
- semi-detached: £410,501
- terraced: £319,255
- flats: £216,093

Housing affordability in the Chelmsford City Area, as in other areas of the County and Country, is a significant issue. Responding to this issue, the Chelmsford Housing Strategy¹⁴⁸ recognises that Chelmsford faces a housing crisis (the City Council made that declaration on 22 February 2022) including in respect of:

- ever-growing numbers of Chelmsford residents (no longer just young people) being unable to afford to buy or rent privately a property that meets their needs;
- over 450 families and individuals being homeless, with more likely due to the general rising cost of living, requiring the City Council to provide expensive and often unsuitable temporary accommodation; and

¹⁴⁶ Indices of Deprivation 2015 and 2019. Available at: http://dclgapps.communities.gov.uk/imd/iod_index.html#,

¹⁴⁷ Land Registry (2023) Land registry UK House Price Index. Available at: [UK House Price Index \(data.gov.uk\)](https://www.gov.uk/government/statistics/uk-house-price-index)

¹⁴⁸ Chelmsford City Council (March 2022) Chelmsford Housing Strategy, 2022 – 2027 at: <https://www.chelmsford.gov.uk/media/fzeis02v/chelmsford-housing-strategy-2022-to-2027.pdf>

- a growing need for various kinds of specialised housing that, along with all affordable housing, is in very short supply.

The strategic priorities identified in the Housing Strategy are:

7. Increasing the supply of affordable homes with a focus on larger units
8. Increasing the supply of affordable homes from the existing housing stock
9. Supporting landlords and tenants of privately rented homes
10. Enabling the right supply of specialist housing to meet local need
11. Developing effective partnerships
12. Monitoring trends and performance to inform future actions

Baseline Information: Economy

The Council's Economic Strategy (2017)¹⁴⁹ provides an overview of the economy of the Chelmsford City Area. It highlights that Chelmsford has been a major driver of growth within the Heart of Essex sub-region, which comprises the local authority areas of Chelmsford, Brentwood and Maldon. The City contributes over £4.5 billion per year to the Essex economy through some 103,000 jobs and 9,335 businesses, with particular strengths in the financial and business services sectors, research and development, and advanced manufacturing. The Council's Employment Land Review¹⁵⁰ provides an overview of the economy of the Chelmsford City Area. The report highlights the size of the office market and the prominence of Chelmsford City Centre, connections to Central London but a lack of good quality office accommodation coupled with a lack of recent office development and the need for flexibility as a result of new hybrid working patterns. The report identifies that the industrial market has remained buoyant and active, with demand currently outperforming the existing supply of available industrial space. Despite this increase in demand, Chelmsford is not likely to become a sizeable logistics or industrial hub like other neighbouring authorities over the course of the next 5 years. The demand seen for industrial premises in

¹⁴⁹ Chelmsford City Council (2017) *Chelmsford Economic Strategy*. Available at: [A3 Chelmsford Economic Strategy](#)

¹⁵⁰ Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](#)

Chelmsford is primarily for small to medium sized units (up to 5,000sqm) that aim to fulfil indigenous industrial needs, as opposed to larger scale distribution floorspace.

The Chelmsford City Council Authority Monitoring Report (2022-2023)¹⁵¹ notes that: some 79.2% (92,400) of the population within the Chelmsford City Administrative area are economically active. Of the 92,400 Chelmsford residents who are economically active, 89,500 (76.5%) are in employment. This is 0.9% higher than the national average. The largest employment sectors in Chelmsford are human health and social work activities (16,000 people are employed within this sector), wholesale retail trade (13,000), education (9,000), professional, scientific and technical activities (7,000) and administrative and support services (7,000). The average gross weekly earning of a full-time worker in the Chelmsford administrative area is £689.90. This is 3.3% higher than the current East of England average.

New employment space has been consistently allocated through the Local Plan process. The City Centre has an office floorspace stock of approximately 4.7m sqft (437,000sqm), the largest stock anywhere in Essex¹⁵² and it is recognised that the future growth of Chelmsford's economy will be dependent upon the provision of high quality development opportunities, including high quality office space and industrial unit space, in order to attract new investors.

There is a significant amount of business activity taking place within the parishes and rural areas of the Chelmsford City Area.

Skills and Education

Skills levels in Chelmsford are above the national and local average, with some 82% of residents having a recognised qualification (NVQ Level 1 and above) and 33.9% of the population are educated to NVQ Level 4 or higher¹⁵³. As a result, many Chelmsford residents are engaged in higher level occupations, with nearly half working in managerial, professional and technical roles, which is higher than regional and national averages. Conversely, employment in process plant, machine operative and elementary occupations is lower than regional and national averages.

¹⁵¹ Chelmsford City Council (December 2023) Annual Monitoring Report available at: [AMR 2022-2023.cdr \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/AMR-2022-2023.cdr)

¹⁵² Chelmsford City Council (December 2023) Employment Land Review available at: [econ002-chelmsford-city-council-employment-land-review-2023.pdf](https://www.chelmsford.gov.uk/econ002-chelmsford-city-council-employment-land-review-2023.pdf)

¹⁵³ ONS (2021) Census Data [Build a custom area profile - Census 2021, ONS](https://www.ons.gov.uk/people-in-the-uk/population-and-demography/census/census-2021/build-a-custom-area-profile)

Chelmsford is home to Anglia Ruskin University (ARU), one of the fastest growing universities in the UK. Chelmsford also hosts ARU Writtle, which delivers land-based degrees. Both campuses provide a range of research and consultancy services to businesses, working in partnership to add value to their business and are therefore important drivers of the local economy. In addition, Chelmsford College is developing its specialism in engineering, science and technology.

Essex County Council provides updated figures on the school places demand within the Chelmsford City Area in its 10 Year Plan – Meeting the demand for school places in Essex 2024-2033¹⁵⁴. There is a need for new schools or the expansion of existing schools in order to meet the future demand for school places associated with population growth, at all levels, across the Chelmsford City Area which will be met through proposed new school proposals identified in the Local Plan, particularly associated with new communities.

Community Facilities and Services

Larger services such as schools and health facilities are predominantly focused within the two main urban areas of Chelmsford and South Woodham Ferrers. There is a high concentration of services and facilities within Chelmsford City Centre with a more limited range available at the five Principal Neighbourhood Centres which are Beaulieu, Chelmer Village, Gloucester Avenue, The Vineyards and Newlands Spring. In the rural areas beyond the Green Belt, the settlements of Bicknacre, Boreham, Broomfield, Danbury and Great Leighs have access to a good range of facilities and are located on important public transport corridors. These services may include primary schools, local employment opportunities, shops, community facilities, good public transport links, surgeries and green spaces. Other rural settlements have a more limited range of facilities and public transport services.

Chelmsford has a strong retail sector led by the City Centre. Chelmsford performs well against other towns in the sub-region¹⁵⁵ and is attractive to new investors given its socio-economic and demographic composition. This will continue to be a strong sector in Chelmsford and important to the local economy. The Retail Study update confirms that current allocations for comparison shopping in the City will meet future demand although there is evidence of reducing market shares across Chelmsford's main centres.

Summary of Sustainability Issues and Requirements

¹⁵⁴ <https://www.essex.gov.uk/sites/default/files/2024-01/School%20organisation%2010%20Year%20Plan%202024%20to%202033%20-%2030.01.24.pdf>

¹⁵⁵ Chelmsford City Council (2023) Retail Capacity Study Update. Available at: [retail-capacity-study-update-july-23.pdf \(chelmsford.gov.uk\)](https://www.chelmsford.gov.uk/retail-capacity-study-update-july-23.pdf)

- The need to enable housing growth, using the standard method to identify the minimum number of homes to be planned for and planning for a mix of accommodation to suit all household types.
- The need to make best use and improve the quality of the existing housing stock.
- The need to support the delivery of independent living housing for older people and people with disabilities.
- The need to deliver a range of employment sites to support economic growth.
- The need to ensure a flexible supply of land for employment development.
- The need to address the surplus of unsuitable office space in the City Centre.
- The need to support economic development in the rural areas of Chelmsford.
- The need to support the growth of new sectors linked to the growth of Anglia Ruskin University, such as medical technologies.
- The need to raise incomes and especially for those whose incomes are in the lowest quartile.
- The need to reduce out-commuting to London for work by encouraging businesses to invest and set up within Chelmsford.
- The need to tackle pockets of deprivation that exist in the area.
- The need to maintain and raise educational attainment and skills in the local labour force.
- The need to maintain and enhance the vitality of the City Centre and South Woodham Ferrers as well as the area's larger villages.
- The need to strengthen the convenience shopping role in Chelmsford City Centre and ensure that the neighbourhood and local centres continue to perform a strong convenience goods role which serves local needs.
- The need to address forecast deficits in, in particular, school places and early years and childcare provision.
- The need to support the City Area's educational establishments including Anglia Ruskin University (including Writtle campus).
- The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development.
- The need to safeguard the identity of existing communities.

- The need to safeguard and maintain and enhance access to cultural and community facilities which benefit and support sustainable communities.

Methodology

The Pre-Submission Local Plan document has been reviewed to consider the likely impacts of the preferred policies and the site allocations on each of the nine protected characteristics from the Equality Act 2010 listed above. For each protected characteristic, consideration has been given to whether the options considered for inclusion in the Local Plan are compatible or incompatible with the three main duties set out in the Equality Act 2010.

A colour coded scoring system has been used to show the effects that the Local Plan Pre-Submission document is likely to have on each protected characteristics, as shown below.

+	Positive Effect	?	Uncertain Effect	n/a	No relationship	-	Negative Effect
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Note that the criteria applied to the appraisal of site options as part of the EqIA differ from the criteria applied to the appraisal of sites as part of the Sustainability Appraisal in the main IIA Report; therefore, the effects identified are not equivalent between the two assessments.

EqIA Findings

The detailed findings of the EqIA of the Strategic Policies in the Pre-Submission Local Plan are set out in **Tables I.7 – I25**

The Strategic Policies do not directly affect a number of the protected characteristics considered under the EqIA, reflecting the intention and scope of the plan as a land use document. All of the Strategic Policies and Site Allocations are assessed as having either a positive, mixed or neutral outcome in respect of the protected characteristics; consequently, the Pre-Submission Local Plan document is considered to be generally compatible with the duties of the Equality Act 2010.

In respect of gender reassignment, marriage and civil partnership, sex and sexual orientation, there are no identified effects including policy options or site options that are considered to have a direct effect on these four protected characteristics. For the remaining five protected characteristics – age, disability, religion or belief, pregnancy and maternity and race - the options considered as part of the Local Plan Pre-Submission document are likely to have some positive effects as follows:

- Policies which seek to provide and enhance community services and facilities will benefit the young, old and those with accessibility issues such as the disabled and pregnant women (Strategic Policies S1, S5, S9, S12, S14).
- The provision of accessible greenspace and enhancement of accessibility (Strategic Policies S1, S2, S4, S5) is likely to directly benefit those with relatively limited accessibility.
- Those vulnerable to air pollution (the young, old and pregnant women) are also likely to directly benefit from the provision of more open space which is accessible, as well as improvements in air quality as a result of a modal shift in transport use, notably through the provision of walking and cycling routes and electrical vehicle charging infrastructure (Strategic Policies S1, S2, S5, S9, S12, S14).
- The provision of high quality community infrastructure, including meeting spaces, is likely to benefit those vulnerable to social isolation (notably the elderly, the disabled and pregnant women) through offering opportunities for socialising in accessible places (Strategic Policies S1, S5, S7, S9, S10, S12).
- The provision of a wide range of housing types and affordable options (Policy S6 requires the provision of housing that is good quality) will help to ensure greater equality of access, meeting the needs of specific groups, notably the elderly, disabled and young).
- The proposed spatial distribution of development is likely to result in overall positive effects for protected groups (and no identified negative effects). These positive effects are likely to be concentrated in the Chelmsford Urban area reflecting the opportunities to meet the specific accessibility demands such as those of the elderly and young, extending existing facilities. In addition, those requiring access to specific community facilities (such as faith groups) which, by virtue of their specialist nature, are of a limited number and can be best located in a central location and extend existing facilities where appropriate. The extent to which guiding development towards the urban area will benefit other protected groups is not clear at this stage and could be subject to further research.
- Large-scale development such as those proposed at North Chelmsford and South and East Chelmsford are likely to have positive effects reflecting their aspirations for a degree of self-containment, providing services and facilities to meet the needs of residents and potentially those living further afield. Whilst in the longer term the immediate needs of certain protected groups are likely to be met through the provision of basic services such retail and medical provision, community meeting places and green infrastructure

provision, there are likely to be uncertainties across all protected groups as to the extent to which needs can be fulfilled either directly or not entailing challenging or unsustainable travel arrangements. This reflects the proposed degree of ‘self-containment’ that such a community can provide and the testing of this both in principle and in practice as the community evolves. The phasing of development is likely to be critical in ensuring that groups are not put at undue disadvantage in the early stages of development in respect of the provision of basic services.

Likely effects of the Local Plan Pre-Submission policies and proposals in relation to the nine ‘protected characteristics’

Key:

+	Positive Effect	?	Uncertain Effect	n/a	No relationship	-	Negative Effect
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Table I7 EqlA Assessment of Strategic Policy S1 Spatial Principles

<p>Strategic Policy S1 Spatial Principles</p> <p>The Council will require all new development to accord with the following Spatial Principles where relevant:</p> <ul style="list-style-type: none"> a) Locate development at well-connected and sustainable locations b) Protect the Green Belt from inappropriate development c) Promote the use of suitable previously developed land for development d) Continue the renewal and enhance the vitality of Chelmsford City Centre and its Urban Area e) Focus development at the higher order settlements outside the Green Belt and respect the development pattern and hierarchy of other settlements f) Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic and natural environment and biodiversity g) Locate development to avoid or manage flood risk and reduce carbon emissions h) Ensure development is served by necessary infrastructure and encourage innovation i) Locate development to utilise existing and planned infrastructure effectively j) Ensure development is deliverable.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a
<p>Commentary</p> <p>Certain groups in the City Council area are likely to be particularly vulnerable to air pollution, including children, older people, pregnant women and people with cardiovascular and/or respiratory illnesses. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced and incorporates measures for the protection and enhancement of green infrastructure.</p>									

Table I8 EqlA of Strategic Policy S2 Addressing Climate Change and Flood Risk

<p>Strategic Policy S2 Addressing Climate Change and Flood Risk</p> <p>The Council, through its planning policies and proposals that shape future development, will seek to mitigate and adapt to climate change. In addressing the move to a net zero carbon future for Chelmsford, the Council will seek new development that:</p> <ul style="list-style-type: none"> • Reduces greenhouse gas emissions • Results in net zero carbon emissions and exceeds Building Regulations Parts F and L in accordance with Policy DM31 • Promotes the efficient use of natural resources including use of integrated water management techniques • Reduces the need to travel and provides for active and sustainable transport modes • Provides opportunities for renewable and low carbon energy technologies and schemes • Provides opportunities for decentralised energy and heating systems • Encourages design and construction techniques which contribute to climate change mitigation and adaptation • Minimises impact on flooding and over-heating • Protects and provides opportunities for well-connected multifunctional green and blue infrastructure including city greening, woodland creation, tree planting, and new habitat creation • Assists the delivery of Biodiversity Net Gain that will deliver mitigation and adaptation benefits. <p>The Council will require that all development is safe, taking into account the expected life span of the development, from all types of flooding and appropriate mitigation measures are identified, secured and implemented. New development should not worsen flood risk elsewhere.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a

Commentary

Certain groups in the City Council area are likely to be particularly vulnerable to the effects of climate change such as higher average temperatures and extreme weather events, including children, older people, pregnant women and people with cardiovascular and/or respiratory illnesses. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced and incorporates measures for the protection and enhancement of green infrastructure.

Table I9 EqlA of Strategic Policy S14 Health and Wellbeing

Strategic Policy S14 Health and Wellbeing

The Council is committed to improving the health and wellbeing of our residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking. The Council will achieve this by ensuring that new development:

- Contributes towards the strategic priorities of the Chelmsford Health and Wellbeing Plan to help reduce inequalities including health
- Has good access to services and facilities to support daily life and provide for the needs of their communities including education, employment, retail, public transport, healthcare, social, community and greenspace
- Is well designed to create safe, inclusive and accessible places for all users and encourage social interaction and wellbeing
- Creates opportunities for healthy and active lifestyles including access to and the provision of new multifunctional green and blue infrastructure, spaces for play, recreation and sports, and better active travel including provision for safe, attractive and well-connected pedestrian and cycle routes
- Provides good quality housing both externally and internally, to provide a healthy living environment now and in the future
- Supports the provision of cultural infrastructure and public art to create a sense of place and identity
- Is climate resilient and as sustainable and energy efficient as possible to promote healthy environments
- Provides opportunities for access to nature to support physical and mental health
- Provides appropriate mitigation to avoid harmful health impacts/emissions.

In addition to the above, all new strategic scale residential development (defined as development for 100 or more units) will be required to demonstrate how they have considered the following in their place making objectives:

- Opportunities for community involvement in the long-term management and stewardship of the new development
- Opportunities for growing food such as allotments, community gardens and orchards to improve access to local healthy food
- Creation of walkable neighbourhoods to support people to live healthy lifestyles having regard to the Essex Design Guide - a New Development Model for Essex
- Livewell Development Accreditation Scheme
- Creation of a physical environment where people have the resilience to cope with life's changes such as a dementia-friendly environment
- Incorporation of Sport England and National Design Guide Active Design principles
- Provision of a mix of uses on site that support daily life including education, employment, retail, public transport, healthcare, social, community and greenspace
- Opportunities to make a significant positive contribution to health and wellbeing.

For development of 50 or more residential units and non-residential development in excess of 1,000 sqm (excluding agricultural buildings) a Health Impact Assessment will be required to assess the likely positive and negative impacts on the health and wellbeing of different groups in the population and on existing health services and facilities. The assessment should include recommendations on how positive health impacts could be maximised and negative impacts on health and inequalities avoided or mitigated. The Council will require Health Impact

Assessments to be prepared having regard to the most up to date advice and best practice for such assessments. Where significant impacts are identified, planning permission will be refused unless measures to meet the health service requirements of the development are mitigated.									
Developments which will have an unacceptable significant adverse impact on health and wellbeing which cannot be mitigated, or that fail to offer reasonable provisions, will be refused.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	+	+	+	+	+	+	+
<p>Commentary</p> <p>Certain groups in the City Council area are likely have specific requirements in respect of health and well-being, including children, older people and pregnant women. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced and incorporates measures for the protection and enhancement of green infrastructure and addresses issues such as poor air quality. Equally, all identified groups are likely to benefit, either directly or indirectly, from this wide-ranging policy which encourages health and well-being in its widest sense.</p>									

Table I10 EqlA of Strategic Policy S15 Creating Successful Places

<p>Strategic Policy S15 Creating Successful Places</p> <p>Development that is designed to be attractive, high quality, accessible, inclusive and safe will be supported.</p> <p><u>Reasoned Justification</u></p> <p>High quality design of new development is essential to making places more attractive, sustainable, safe and accessible, and should be at the heart of every development. New development is not only about the buildings, but how they fit together, the spaces between them, and how the development is experienced. This sense of place does not arise by accident, but by careful application of all aspects of high quality, beauty and sustainability. Good design can also help to mitigate the impacts of climate change, promote healthier lifestyles and build a sense of civic pride.</p> <p>Masterplans will be required for Strategic Growth Sites, and they may also be appropriate for constrained or sensitive sites. Masterplans are separate from the planning application process. An approved masterplan must be in place for the relevant site prior to the determination of any planning application, and should set out the development principles and supporting evidence. Some allocated sites have existing masterplans/design briefs. The Council will review and consider whether they are relevant and/or still up-to-date to determine whether further Masterplanning is required and whether the masterplan process can be adapted to take account of them. The use of planning briefs or design coding may be required for smaller sites to provide a framework for development and clear guidance for design requirements.</p> <p>Development proposals should also have regard to the National Design Guide and National Model Design Code (September 2019) which offers general guidance on achieving high quality places and spaces. In addition, regard should be had to the Council’s Making Places SPD. Making Places offers detailed guidance on achieving the required policy standards within the Local Plan and sets out local design guidance relevant to Chelmsford – in particular for the natural environment, movement, public spaces, built environment, sustainable design and construction, and adaptable buildings. Development proposals should also have regard to the Essex Design Guide which provides key design principles and advice across a wide range of topics to inform the plan making and planning application design making process.</p>

<p>The Council encourages developments to be inclusive to accommodate all users, placing people at the heart of the design process.</p> <p>Development is not only about creating a successful new place, but also securing its long-term future. New large Strategic Growth Sites should have long-term place keeping arrangements which involve community engagement and involvement in the management and enhancement of public spaces and community assets so residents are at the heart of the community, alongside developer commitment to creating and maintaining a legacy for future generations.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?
<p>Commentary</p> <p>The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.</p>									

Table I11 EqIA of Strategic Policy S3 Conserving and Enhancing the Historic Environment

<p>Strategic Policy S3 Conserving and Enhancing the Historic Environment</p> <p>The Council will conserve and where appropriate enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.</p> <p>The Council will designate and keep under review Conservation Areas in order to preserve or enhance their special architectural or historic interest with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.</p> <p>The Council will conserve or enhance the significance (including any contribution made by its setting) of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide.</p> <p>The Council will seek the protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement of historic places and sites on the Heritage at Risk Register and the local buildings at risk register.</p> <p>When assessing applications for development, the Council will place great weight on the preservation or enhancement of designated heritage assets and their setting. The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future preservation and where appropriate enhancement, as appropriate to their significance. Policy DM13 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.</p> <p>The Council will seek to conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, which includes buildings, structures, features, gardens of local interest and protected lanes. Policy DM14 sets out the Council's approach to the protection and retention of these assets. Chelmsford contains a number of sites of archaeological importance. As set out in Policy DM15, the Council will seek the preservation and where appropriate enhancement of sites and their setting of archaeological interest.</p>
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Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Commentary No relationships between affected groups and the Strategic Objective have been identified.									

Table I12 EqlA of Strategic Policy S4 Conserving and Enhancing the Natural Environment

<p>Strategic Policy S4 Conserving and Enhancing the Natural Environment</p> <p>The Council is committed to the conservation and enhancement of the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution. All projects should have regard to reducing the impacts of climate change and respond to the ecological emergency, delivering multiple benefits in terms of but not exclusive to habitats, carbon storage and Natural Flood Management.</p> <p>The Council will plan for a well-connected multifunctional network of green and blue infrastructure which protects, enhances and restores ecosystems and allows nature recovery across the Council's area. The garden community developments will be required to deliver 20% Biodiversity Net Gain, other qualifying new development will be required to deliver a minimum 10% Biodiversity Net Gain. The needs and potential of biodiversity will be considered together with those of natural, historic and farming landscapes, the promotion of health and wellbeing, sustainable travel, water management including water resources, and climate change adaptation.</p> <p>The Council will ensure that new development does not contribute to water pollution and, where possible, enhances water quality, and demonstrates the advancement of biodiversity and amenity interests through the provision of a range of greenspaces. Management, mitigation and compensation measures will be secured through planning conditions/obligations where necessary. Developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of occupation to ensure no deterioration in the quality of receiving waters.</p> <p>The Council will ensure that, where appropriate, new development seeks to improve water-related biodiversity taking account of Water Framework Directive objectives and River Basin Management Plan actions.</p> <p>The Council will ensure that new development maximises opportunities for the preservation, restoration, enhancement, and connection of natural habitats in accordance with the Local Nature Recovery Strategy or future replacements.</p> <p>The Council will seek to minimise the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) to major new development.</p> <p>Contributions from qualifying residential developments within the Zones of Influence, as defined in the adopted Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), will be secured towards mitigation measures identified in the RAMS.</p>

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Commentary No relationships between affected groups and the Strategic Objective have been identified.									

Table I13 EqlA of Strategic Policy S5 Protecting and Enhancing Community Assets

Strategic Policy S5 Protecting and Enhancing Community Assets The Council recognises the important role that community facilities have in existing communities including health, police, education, social, sports and leisure, parks and green spaces, arts and cultural facilities. They are also an integral part of any proposals for new residential and employment development. New or extended facilities will be accessible to the communities they serve and by a range of active and sustainable transport. They will be secured by a range of funding measures including planning obligations, Community Infrastructure Levy (CIL), and/or its successor, and other relevant funding streams. Existing community assets will also be protected from inappropriate changes of use or redevelopment.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?
Commentary The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.									

Table I14 EqlA of Strategic Policy S6 Housing and Employment land requirements

<p>Strategic Policy S6 Housing and Employment land requirements</p> <p>The Council will make provision for the following new development requirements:</p> <p>A. HOUSING</p> <p>In order to meet the proposed transitional arrangements for assessed housing need calculated using the revised Standard Method, provision is made for a minimum of 22,990 net new homes at an average annual rate of 1,210 net new homes per year.</p> <p>In order to meet the identified need of 40 new permanent pitches for Gypsies and Travellers, sites providing a total of 30 permanent pitches for Gypsies and Travellers, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.</p> <p>In order to meet the identified need of 38 new permanent plots for Travelling Showpeople, sites providing a total of 28 permanent plots for Travelling Showpeople, as defined by national planning policy, will be allocated with the remainder of the need to be met through windfall applications using the criteria of Policy DM3.</p> <p>B. EMPLOYMENT</p> <p>A minimum of 162,646sqm of new employment floorspace (Use Classes E(g)(i-ii), B2 and B8), in addition to existing employment development commitments, to be delivered over the Plan period through flexible employment site allocations.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a
<p>Commentary</p> <p>The provision of a significant tranche of new housing, employment and retail space will provide opportunities for securing appropriate accommodation and employment to meet the needs of specific groups. The clearest beneficiaries in this respect are the old and young, those with disabilities, and women, all of whom might be disadvantaged in the housing market and in finding appropriate employment. The provision of such opportunities will need to be matched with specific interventions such as training schemes and shared property ownership, acknowledging that both are outside the immediate scope of the planning system.</p>									

Table I15 EqlA of Strategic Policy S7 The Spatial Strategy

<p>Strategic Policy S7 The Spatial Strategy</p> <p>The Spatial Strategy applies the Spatial Principles to focus new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; new garden communities to the north east and east of Chelmsford; sustainable urban extensions around Chelmsford and South Woodham Ferrers; expansion of existing employment sites; and development around Key Service and Service Settlements outside the Green Belt in accordance with the Settlement Hierarchy.</p>
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In addition, at any of the Settlement categories, new growth sites which are in accordance with the Local Plan Spatial Principles and Strategic Policies can be allocated through relevant Neighbourhood Plans.

New development allocations will be focused on the three Growth Areas of Central and Urban Chelmsford, North Chelmsford, and South and East Chelmsford using the distribution set out in the Key Diagram (Figure 14), Policies Map, and the table below:

Development allocations to 2041	New Homes	Traveller Pitches	Travelling Showpeople Plots	Net New Employment Floorspace
Growth Area 1 – Central and Urban Chelmsford	4,476		5	9,000sqm
Growth Area 2 – North Chelmsford	7,201	10	5	66,446sqm
Growth Area 3 – South and East Chelmsford	4,423	20	18	87,200sqm
Total Local Plan Allocations	16,100	30	28	162,646sqm
Windfall Allowance 2026-2041	2,373			
TOTAL	18,473	30	28	162,646sqm

There will also be opportunities for Exception Sites providing affordable homes and community-led development in some locations where there are policies of constraint.

Windfall sites are further expected to be a reliable source of housing supply during the period of the Local Plan.

New employment growth will be delivered as part of mixed used development on appropriate previously developed sites in Chelmsford Urban Area. Strategic employment growth is directed to strategic site allocations at North East Chelmsford (Chelmsford Garden Community), a new garden community to the east of Chelmsford (Hammonds Farm), Land adjacent to A12 Junction 18, East Chelmsford, and as extensions to Little Boyton Hall Farm Rural Employment Area and Waltham Road Employment Area.

All development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence between them. Beyond the main settlements the Council will support diversification of the rural economy and the conservation and enhancement of the natural environment.

New development will be delivered in a manner that ensures the timely provision of necessary supporting infrastructure. Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.

Where there are large and established mainly institutional uses within the countryside, Special Policy Areas will be used to support their necessary functional and operational requirements. The Special Policy Areas are defined on the Policies Map at Chelmsford City Racecourse, Broomfield Hospital, Hanningfield Reservoir Treatment Works, RHS Hyde Hall Gardens, Sandford Mill and ARU Writtle.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation

Assessment	+	+	n/a	n/a	n/a	+	n/a	+	n/a
<p>Commentary: The spatial division of the proposed housing and employment will help to ensure that the needs of specific groups (the young, old, women, travellers) are met through additional choice in respect of where they might choose to live and work, prompted, for example, by family connections. The extent to which such needs and wants are fulfilled in practice is a matter for separate, ongoing monitoring and review.</p>									

Table I16 EqlA of Strategic Policy S8 Delivering Economic Growth

Strategic Policy S8 Delivering Economic Growth									
<p>In determining planning applications, the Council will ensure that development on the flexible and market-responsive employment land allocations will enable balanced job and housing growth and allow further diversification of Chelmsford’s economy, in particular nurturing and growing the construction, clean energy, advanced manufacturing and engineering, digi-tech, life sciences, and health and care, and professional and support sectors. The Council will encourage links between business and the significant education sector in Chelmsford, in particular the role of the Anglia Ruskin University as a major economic catalyst for economic growth. The Council will seek to improve local skills and access to employment opportunities through Employment and Skills Plans. The Council will assess development proposals against the following principles:</p> <ul style="list-style-type: none"> • Priority will be given to the use of previously developed land in sustainable locations and also focusing new employment at locations well-served by active and sustainable travel modes and existing or planned public transport provision • Existing Employment Areas and Rural Employment Areas identified on the Policies Map will be safeguarded for employment uses, unless it can be demonstrated that there is no reasonable prospect of the allocated employment area being used for that purpose • Support will be given to the sustainable growth and expansion of rural businesses • Support will be given for regional growth sector priorities and clustering of economic activity • Chelmsford City Centre and sites allocated for employment are the appropriate locations for large new office (E(g)(i)) and research and development (E(g)(ii)) provision • New employment development will be a key component of growth within specific proposed new Strategic Growth Locations particularly the new Garden Communities in North East and East Chelmsford • Improving local work and training opportunities from major development proposals through Employment and Skills Plans. 									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	n/a	n/a	n/a	n/a	n/a	+	n/a
<p>Commentary</p> <p>Attention to the provision of a diverse range of employment opportunities, having regard to spatial distribution and the allied provision of Employment and Skills Plans, should immediately benefit groups which might typically struggle to secure appropriate employment. As with many other policies, the detailed effects of implementation needs to be subject to monitoring and review.</p>									

Table I17: EqIA Assessment of Strategic Policy S16 Connectivity and Travel

<p>Strategic Policy S16 Connectivity and Travel</p> <p>The Council is committed to creating high quality, sustainable places which promote connectivity for all. Providing better access to modes of active and sustainable travel are key and will be achieved in the following ways.</p> <p>A) New development must be designed to prioritise and maximise opportunities for active and sustainable transport and movement, through strategic and local sustainable measures:</p> <ul style="list-style-type: none"> Promote ease of movement within the site and improve connectivity to adjoining areas and key destinations Provide for attractive, safe, convenient, inclusive, high quality and well-designed walking and cycling networks with supporting facilities Give priority to the needs of pedestrians, cyclists, public transport users, car sharers and users of low and ultra-low emission vehicles Increase infrastructure to support active travel, including and where relevant in the Green Wedge in accordance with Strategic Policy S11 Increase infrastructure to support the use of public transport and other active and sustainable modes of travel for all Promote alternatives for commercial vehicles Promote the use of car clubs Reduce the reliance on private fossil fuelled vehicles Support the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles Increase infrastructure provision for charging electric vehicles (EV) Promote innovations in transport including smart technology. <p>B) In addition to the above, all new strategic scale development (defined as development for 100 or more units and non-residential development in excess of 1,000 sqm) will be required to demonstrate how they have considered the following in their place making objectives:</p> <ul style="list-style-type: none"> Achieving a significant modal shift to active and sustainable modes of travel Ensuring walkable neighbourhood principles within developments are achieved Provision of mobility hubs of appropriate scale at neighbourhood centres, public transport interchanges, park and ride, or other suitable locations, which are of high quality design and accessible Supporting technological advances and smarter sustainable transport options, including autonomous vehicles, micromobility (e-bikes, e-scooters), demand responsive public transport and smart EV charging. 									
Assessment	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a
<p>Commentary</p> <p>Certain groups in the City Council area are likely to be particularly vulnerable to air pollution, including children, older people, pregnant women and people with cardiovascular and/or respiratory illnesses. Positive effects are expected for this policy in relation to age, disability, and pregnancy and maternity, reflecting the overarching aspirations for the creation of compact development which is well-serviced</p>									

Table I18 EqlA of Strategic Policy S9 Infrastructure Requirements

<p>Strategic Policy S9 Infrastructure Requirements</p> <p>Priorities for infrastructure provision or improvements are also contained within relevant Strategic Policies and Site Allocation policies.</p> <p>New development must be supported by the provision of infrastructure, services and facilities that are identified as necessary to serve its needs.</p> <p><u>Transport and Highways</u></p> <p>New development must be supported by active and sustainable means of transport to serve its need including walking, cycling and public transport modes. New highway infrastructure should help reduce congestion, link new development and provide connections in the strategic road network. These include but are not limited to:</p> <ul style="list-style-type: none"> • New Beaulieu Park Rail Station • Chelmsford North East Bypass • An additional new Northern Radial Distributor Road in North East Chelmsford • Safeguarded land for the expansion of Chelmer Valley and Sandon Park and Ride sites • Additional Park and Ride facilities will be considered in West Chelmsford and North East Chelmsford within the broad locations shown on the Policies Map • Improvements to the Army and Navy Junction and routes connecting to the junction as part of a sustainable transport package • Improvements to A131 (Essex Regiment Way) and A1016 (Essex Regiment Way) • New foot/cycle bridge across A131 (Essex Regiment Way) • Junction improvements on the A12 and other main roads to reduce congestion • Capacity improvements to the A132 between the Rettendon Turnpike and South Woodham Ferrers, including necessary junction improvements to be brought forward as early as possible in tandem with the delivery of development to mitigate its impact • New and improved active and sustainable travel routes and bridges both within development sites and to provide connections to centres and hubs of activity such as transport nodes, City, Town and Neighbourhood Centres, strategic areas of recreation, employment areas, education and health centres • A new active and sustainable route and bridge over the A12 from East Chelmsford Garden Community to connect close to Sandon Park and Ride • A new multi-modal vehicular bridge over the River Chelmer to connect East Chelmsford Garden Community to Junction 19 of the A12 (Boreham Interchange) • Bus services, bus priority schemes and rapid transit measures • Improvements to inter-urban public transport • Transport links between new neighbourhoods and Chelmsford City Centre and employment areas • Improved road infrastructure aimed at reducing congestion and providing more reliable journey times.
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Flood Risk Management

New development must be safe from all types of flooding and not make flood risk worse elsewhere. Suitable strategic and site level measures will need to provide appropriate flood risk management. These include but are not limited to:

- Strategic flood defence measures on the Rivers Chelmer, Can and Wid to protect existing development in Chelmsford City Centre
- Local flood mitigation measures within or as part of development sites including the use of SuDS
- Provision of new lock and replacement of weir gates at Chelmer Waterside.

Community Facilities

Infrastructure necessary to support new development must provide a range of community infrastructure to ensure that it is served by the essential education, health and community services and facilities. These include but are not limited to:

- Early years, primary and secondary, and post-16 education provision
- Essential primary, acute and community healthcare provision
- Health and wellbeing facilities and measures
- Sport, leisure and recreational facilities
- Community buildings and space
- Provision of serviced moorings along the River Chelmer
- Cultural facilities and public art
- Police, ambulance, and fire and rescue facilities
- Cemetery space and crematorium provision
- Municipal waste/recycling facilities.

Green Infrastructure and Natural Environment

Infrastructure necessary to support new development must provide or contribute towards ensuring a range of multi-functional green, blue, and natural infrastructure, nature recovery, net gain in biodiversity and public realm improvements. These include but are not limited to:

- Provision of a wide range of open space within development sites to meet amenity, recreational and functional needs
- Provision of a multifunctional network of green and blue infrastructure and to enhance biodiversity
- Provision of areas for nature recovery
- Provision of new public realm and enhancements at key centres of activity
- Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy

<ul style="list-style-type: none"> Contributions towards addressing cumulative recreational pressure on SSSIs. <p><u>Historic Environment</u></p> <p>Infrastructure necessary to support new development must seek to preserve or enhance the historic environment and mitigate any adverse impacts on nearby heritage assets and their settings.</p> <p><u>Utilities</u></p> <p>Infrastructure necessary to support new development must include appropriate utility infrastructure. This includes but is not limited to:</p> <ul style="list-style-type: none"> Utility infrastructure including electricity and gas distribution and supply, water supply, foul drainage and waste water treatment, telecommunications and gigabit broadband Opportunities for appropriate renewable, low and zero carbon or district-scale energy production. 									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Preferred Policy									
Assessment	+	+	?	?	+	+	+	+	?
<p>Commentary</p> <p>The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.</p>									

Table I19 EqlA of Strategic Policy S10 Securing Infrastructure and Impact Mitigation

<p>Strategic Policy S10 Securing Infrastructure and Impact Mitigation</p> <p>Infrastructure must be provided in a timely and, where appropriate, phased manner to serve the occupants and users of the development.</p> <p>Permission will only be granted if it can be demonstrated that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposal. It must further be demonstrated that such capacity as is required will prove sustainable over time both in physical and financial terms. Where a development proposal requires additional infrastructure capacity, to be deemed acceptable, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include (not exclusively):</p> <ul style="list-style-type: none"> Financial contributions towards new or expanded facilities and the maintenance On-site provision (which may include building works)
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<ul style="list-style-type: none"> • Off-site capacity improvement works, and/or • The provision of land. <p>Infrastructure will be secured through the use of planning condition and/or planning obligation and/or financial contributions through the Community Infrastructure Levy or its successor.</p> <p>Developers and land owners must work positively with the Council, neighbouring Local Planning Authorities and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with adopted policies and published guidance.</p> <p>In negotiating planning obligations, the Council will take into account local and strategic infrastructure needs and financial viability set out in the Local Plan Infrastructure Delivery Plan (IDP) and Local Plan Viability Assessment.</p>									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<p>Commentary</p> <p>No relationships between affected groups and the Strategic Objective have been identified.</p>									

Table I20 EqlA of Strategic Policy S11 The Role of the Countryside

<p>Strategic Policy S11 The Role of the Countryside</p> <p>When determining planning applications, the Council will carefully balance the requirement for new development within the countryside to meet identified development needs in accordance with the Spatial Strategy, and to support thriving rural communities whilst ensuring that development does not have an adverse impact on the different roles and character of the countryside. All new development within the countryside will be considered within this context and against the specific planning objectives for each of the following areas:</p> <p>A) Green Belt The openness and permanence of the Green Belt will be protected and opportunities for its beneficial use will be supported where consistent with the purposes of the Green Belt. Inappropriate development will not be approved except in very special circumstances.</p> <p>B) Green Wedge The Green Wedge has an identified intrinsic character and beauty and is a multi-faceted distinctive landscape providing important open green networks, which have been instrumental in shaping the City's growth, character and appearance.</p> <p>These networks prevent urban sprawl and settlement coalescence and provide for wildlife and nature, flood storage capacity, leisure and recreation, and active travel, which allows for good public access which will be further improved through the requirements of development allocated in the Local Plan. Development which materially harms the role, function and</p>
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intrinsic character and beauty of the Green Wedge will not be approved.									
C) Rural Area									
The countryside outside of the Urban Areas and Defined Settlements, not within the Green Belt, is designated as the Rural Area. The intrinsic character and beauty of the Rural Area outside of the Green Belt, and not designated as the Green Wedge, will be recognised, assessed and development will be permitted where it would not adversely impact on its identified character and beauty. The relevant Development Management Policies set out what development is appropriate in each of the above areas and provide detailed criteria by which development proposals will be assessed.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Commentary									
No relationships between affected groups and the Strategic Objective have been identified.									

Table I21 EqIA of Strategic Policy S12 Role of City, Town and Neighbourhood Centres

<p>Strategic Policy S12 Role of City, Town and Neighbourhood Centres</p> <p>The Council will promote through its planning policies and proposals, the continued strengthening of the following Designated Centres in their varied roles and functions to positively contribute towards the viability, vitality, character and structure of these centres. New main town centre uses and development will be directed to the appropriate Designated Centres as set out below:</p> <p><u>Chelmsford City Centre</u></p> <p>Chelmsford and in particular the City Centre will be the main focus for shopping, major employment, civic and administrative functions, arts, culture and leisure and a centre of excellence for education and healthcare. Major new retail, office, leisure and cultural facilities will be directed here to build on Chelmsford's past success.</p> <p>Within the City Centre retail development is concentrated within the Primary Shopping Area. The City Centre and Primary Shopping Centre are defined on the Policies Map.</p> <p><u>South Woodham Ferrers Town Centre</u></p> <p>South Woodham Ferrers Town Centre will be a focus for shopping, business, education, and leisure. The Town Centre will continue to provide an important role for the residents of South Woodham Ferrers and the surrounding area.</p>
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Within the Town Centre retail development is concentrated within the Primary Shopping Area. The Town Centre and Primary Shopping Area are defined on the Policies Map.

Principal Neighbourhood Centres

The larger neighbourhood centres will be a focus of more localised retail, commercial and community facilities and services that reduce the need to travel and contribute towards more sustainable and neighbourhood-scale living. These larger neighbourhood centres are defined on the Policies Map as Principal Neighbourhood Centres. The Vineyards Principal Neighbourhood Centre contains a Primary Shopping Area which is defined on the Policies Map.

Local Neighbourhood Centres

Smaller Local Neighbourhood Centres play an important retail, business and community role, especially in areas more remote from the larger centres. Local Neighbourhood Centres are shown on the Policies Map.

Retail and leisure development outside Designated Centres

Retail proposals above 500sqm gross floorspace outside of Primary Shopping Areas and leisure proposals above 500sqm gross floorspace outside of City/Town Centre boundaries will be required to undertake an impact assessment in line with the requirements of the NPPF.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?

Commentary

The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.

Table I22 EqIA of Strategic Policy S17 Future of Chelmsford City Centre

Strategic Policy S17 Future of Chelmsford City Centre

Development proposals within Chelmsford City Centre that help create a diverse mix of retail, food and drink, leisure and entertainment, cultural, community, business and residential uses will be supported where they positively contribute towards increased footfall, activity and vibrancy and they accord with the Local Plan’s Strategic Priorities.

The Council will place significant weight on the contribution that proposals in the City Centre can make to achieving the following key principles:

A. ECONOMY

Proposals which increase footfall and encourage visitors to enjoy the City Centre for longer by visiting a number of venues and events which cater for all their needs will be supported, including growth intended to complement the evening economy with more family friendly venues and activities.

Proposals should:

- Provide opportunities and suitable range of venues to support uses which encourage people to visit and to increase dwell-time and spending in the City Centre
- Prioritise retaining, reusing and enhancing existing buildings for suitable uses which complement and strengthen their locality
- Retain and create active frontages to ground floors in Designated Centres
- Make positive use of upper floors of properties, and on underused and vacant space away from commercial frontages
- Contribute to the creation of circular routes linking living, shopping and leisure sectors to encourage footfall
- Promote innovation and ambition
- Encourage business links to the university and wider education sector
- Encourage pop-up or temporary uses in advance of more comprehensive redevelopment
- Provide and/or secure the future management of free publicly accessible toilets and 'Changing Places' toilets.

B. CULTURE AND HERITAGE

Proposals which celebrate Chelmsford's rich history will be supported. The City has Roman and medieval origins, expanding as a prosperous market town. The legacy of its historic role as County town of Essex, and granting of City status in 2012, means that Chelmsford is still a key centre for the religious, cultural, and civic life of the City Centre; with strong reminders of its heritage of science and engineering innovation.

Proposals should:

- Promote opportunities for new functions such as markets, community, cultural or creative activity to broaden the mix of activity in the City Centre, where that is compatible with wider objectives
- Ensure improved streetscape, such as through minimising street clutter, use of high-quality materials, well-designed street furniture, public art and interpretation, retention of important gaps and key views, enhancement of street frontages, and use of sympathetic shopfronts and signage.

C. LIVING IN THE CITY CENTRE

The City Centre offers opportunities for housing development through changes of use, redevelopment of empty buildings and better use of upper floors, or regeneration of wider building clusters. Some sites are allocated in the Local Plan, but proposals for other sites are likely to be welcomed where they contribute to activity, complement surrounding uses, and support the City Centre economy.

Proposals should:

- Ensure the introduction of residential uses into City Centre in ways that do not harm the wider functions of the area
- Ensure the efficient use of urban land is balanced with high-quality place-making
- Provide areas of functional open space on major developments

- Improve existing green spaces to encourage increased usage by City Centre residents
- Demonstrate how sustainable and active travel will be promoted
- Demonstrate how public safety has been considered.

D. CLIMATE AND SUSTAINABILITY

Proposals should contribute towards sustainable options for accessing the City Centre, whether on foot, two wheels, by bus or by rail, reducing reliance on private vehicles to reduce carbon emissions and congestion.

Proposals should:

- Provide connectivity to the wider City and Urban area through improved public realm and multifunctional green routes and gateways
- Take a balanced approach to car parking provision, that acknowledges the sustainability of the City Centre and its walking, cycling, bus (including Park and Ride) and rail connections
- Create new or improve existing multifunctional green infrastructure including tree planting and improved wildlife habitat

E. Waterways

Proposals alongside Chelmsford's waterways – the River Can, River Chelmer, and Chelmer and Blackwater Navigation – should seek to provide significant improvements to the environmental quality, attractiveness and recreational potential of the waterways and their associated green spaces.

Proposals should:

- Capitalise on the waterway network to enhance the visibility, access and recreational use of the rivers and Navigation, as appropriate
- Demonstrate innovative and sustainable approaches to dealing with flood defences and flood management, where necessary, whilst protecting biodiversity and the river environment
- Complement the river environment through greening and softening of engineered features
- Promote development that enhances the habitat, ecology and biodiversity value of the river corridors
- Improve active travel movement along river corridors
- Consider incorporating green/renewable energy initiatives
- Have regard to the Plan for Improving the Rivers and Waterways in and around Chelmsford.

F. SITE SPECIFIC PRINCIPLES:

The sites listed below will make a key contribution to delivering City Centre vitality, vibrancy and success.

Shire Hall

Shire Hall is a significant landmark, closing views at the top of the High Street and a focus for Tindal Square, which provides a traffic-free setting to the iconic Grade II* listed building. It is uniquely suited for a range of cultural uses. Proposals will be subject to the requirements of Part A and B above, and the following additional criteria:

- Promote public access and a sense of community ownership, where possible

- Promote active use which adds to the vitality of the High Street
- Deliver the re-use of the building with a range of uses such as community, cultural or other uses, whilst protecting the historic and cultural significance of the building and its setting
- Remain sympathetic to the setting of St. Mary's Cathedral.

Chelmer Waterside

Chelmer Waterside comprises a number of brownfield land parcels between the City Centre and the waterside meadows and is a key regeneration area within the City Centre. Although individual site areas may come forward at different times, they should contribute towards the wider regeneration aims of creating a vibrant and dynamic new quarter for Chelmsford and as such must demonstrate how they have had regard to a wider masterplan or the adopted Chelmer Waterside Development Framework Document.

Proposals on sites CW1a, CW1c, CW1d, CW1e and CW1f will be subject to Part A to Part E above, and should also meet the requirements of Strategic Growth Site 1a - Chelmer Waterside.

The Meadows

The Meadows under-cover shopping centre opened in 1992, but is now the focus of a significant area of change. A number of shops in the existing shopping centre have closed including an anchor department store which occupied the largest retail space in the centre. There is now potential to re-imagine the centre to secure resilience for the future, through development ranging from small scale reconfiguration of units up to large scale redevelopment for a mixed-use scheme, whilst capitalising on the waterside location.

Proposals on this site will be subject to Part A to Part E above and should also meet the requirements of Strategic Growth Site Policy 1w - Meadows Shopping Centre and Meadows Surface Car Park.

G. OPPORTUNITY CORRIDORS:

Certain areas linking the City Centre to the wider urban area are key corridors along which residents and visitors access the City Centre, contributing to how the City Centre is perceived overall, experienced and enjoyed.

In the opportunity corridors listed below and illustrated on Figure 15, the Council will:

- Encourage proposals which provide an opportunity for improvement in appearance, public realm quality, urban greening and accessibility
- Take a flexible approach to changes of use which may otherwise constrain development which create positive activity and encourage innovation and investment in line with the function of those opportunity corridors.

The opportunity corridors are:

- New Street to Anglia Ruskin University (Knowledge and Learning)
- Chelmer Waterside to the City Centre (Living and Leisure)
- Southern access to the City Centre via Central Park (Recreation and Greenspace)
- West End to the City Centre (Culture and Travel)
- Waterhouse Lane to Parkway (High-tech and Regeneration)

The Council proposes to prepare a detailed City Centre strategy to guide development, informed by consultation and backed by evidence. This will be vital to bring focus to identifying and building opportunities for diversification, start-ups and community activity.

Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	?	?	+	+	+	+	?
<p>Commentary</p> <p>The following groups have been identified as benefitting from this Strategic Policy through the protection and provision of community facilities which are meeting their needs in diverse and specialised ways: age, disability, pregnancy/maternity, race, religion and sex. Other protected groups could also benefit but these effects are not clear at this stage and could be subject to further research.</p>									

Table I23 EqlA of Policy S13 Monitoring and Review

Strategic Policy S13 Monitoring and Review									
The Council will monitor the implementation of the policies and proposals of the Local Plan using the key indicators and targets set out in the Local Plan Monitoring Framework. A full or focused formal review of the Local Plan will commence two years after its adoption.									
Protected Characteristic:	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation
Assessment	+	+	+	+	+	+	+	+	+
<p>Commentary</p> <p>The commitment to the ongoing monitoring and review of the Local Plan provides the opportunity to identify where policies and proposals are benefitting those with protected characteristics identified in this EqlA and also where unintended disadvantage may be arising as a result of policy implementation. The predicted effects of this EqlA can be used as a benchmark for this activity and links with wider Council programmes aimed at ensuring and improving inclusion and opportunity in all its forms.</p>									

Table I24 EqIA of Growth and Special Area Policies

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Growth Policies for Central and Urban Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<p>The policies propose a number of site allocations to deliver new housing, employment and associated infrastructure in the central and urban Chelmsford area. The policies/ allocations are likely to benefit protected groups which require starter homes or specialist accommodation, both facilitated through policy implementation.</p> <p>Similarly, these protected groups will benefit from the delivery of new well-connected homes. opportunities for employment and active travel as well as provision of or contribution to health, education, recreational facilities and multi-functional and accessible green infrastructure and open spaces.</p>
Growth Policies for West Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<p>The policy proposes the delivery of a new neighbourhood in the West Chelmsford area, comprising the delivery of 880 new homes, a neighbourhood centre, a new primary school and nursery. Alongside this the policy also requires the delivery of improvements to the local and strategic road network, appropriate sustainable modes of transport and the provision of/ financial contribution to recreational and healthcare facilities. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver</p>

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										homes which meet the needs of those who require starter homes or specialist accommodation.
Growth Policies for East of Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The four policies propose new housing, employment and associated infrastructure in East Chelmsford, including the delivery of a new Country Park, wider green infrastructure and open space, new and enhanced active travel routes, financial contributions to education and health services. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Growth Policies for Galleywood	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy proposes the delivery of approximately 24 new affordable homes at Galleywood, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include new and enhanced cycle routes and footpaths, financial contributions towards education and early years childcare provision and recreational facilities. The size of the development is unlikely to have a bearing on the interests of the identified protected groups.
Growth Policies for Writtle	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy proposes the delivery of approximately 25 new homes at Writtle, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include new and enhanced cycle routes and footpaths, financial contributions towards education and early years childcare as well as health provision and recreational facilities. The size of the

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										development is unlikely to have a bearing on the interests of the identified protected groups.
Growth Area Policies for North Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This growth area includes nine policies proposing allocations in five different locations. The largest of these is North East Chelmsford (Strategic Growth Site Policy 6) proposing the delivery of a new garden community consisting of approx. 5,569 new homes, 9ha of employment land and associated infrastructure. This includes a new Country Park, four new mixed use village centres, new education facilities (three new primary schools, a new all-through school and two nurseries) and community space and significant new multi-functional green infrastructure. Other strategic housing site policies include the delivery of 750 new homes (Strategic Growth Site Policy 7a), 250 new homes (Strategic Growth Site Policy 7b), 100 new homes (Strategic Growth Site Policy 7c), 512 new homes (Strategic Growth Site Policy 8) and associated infrastructure. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. There is also a small residential site allocation for 20 homes (Growth Site Policies 14b) and two employment site allocations for 3,500sqm B2/B8 (Growth Site 9a) and 6,000sqm B2/B8 (Strategic Growth Site 15).
Growth Area Policies for South and East Chelmsford	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	There are nine site allocation policies relating to proposed development in six locations, East Chelmsford, land adjacent to A12 junction 18, north of south Woodham Ferrers, Bicknacre, East Hanningfield and Danbury. Strategic Growth Policy 16a East Chelmsford proposes the largest scale of

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										growth with 3,000 homes (and 1,500 homes post 2041) and 43,000sqm of new employment floorspace, a Country Park, neighbourhood centres and schools. Strategic Growth Policy 16b will also deliver 43,000sqm new employment floorspace by junction 18 of the A12. Strategic Growth Policy 10 will deliver 1,220 new homes, employment and associated infrastructure (including a potential new primary school and a neighbourhood centre) north of south Woodham Ferrers. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. Smaller residential allocations include three sites at Bicknacre for 20, 20 and 32 homes respectively (Growth Sites 11b, 11c and 12), two sites in East Hanningfield for 11 and 20 homes respectively (Growth Sites 17a and b) and Danbury (100 homes, Growth Site 13).
Special Policy Areas	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	There are six policies that designate Special Policy Areas (SPA), which lie outside the built-up areas, where ordinarily policy would constrain new development. The SPA designation enables the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. No direct connection between the policies and the identified protected groups can be identified.

Table I25 EQIA of Development Management Policies

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM1 - Size and type of housing	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy requires an appropriate mix of dwelling types and sizes, that they are constructed to be accessible and adaptable and that a proportion of affordable homes are built for wheelchair users. This is likely to meet the needs of those who require starter homes or specialist accommodation.
Policy DM2 - Affordable housing and rural exception sites	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy sets out the requirement for the delivery of affordable homes, including the delivery of a suitable mix, size and type of affordable homes. This will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM3 - Gypsy, Traveller & Travelling Showpeople Sites	n/a	n/a	n/a	n/a	n/a	+	n/a	n/a	n/a	The policy sets out the requirements for any proposals to deliver accommodation for Gypsy, Traveller or Travelling Showpeople. It requires that sites are within reasonable travelling distance from community services and facilities and there is no significant risk of flooding. It is assumed that

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										community services and facilities also include healthcare, education and recreational areas, although this is not specifically stated in the policy. The policy will directly address the accommodation needs of the Gypsy, Traveller or Travelling Showpeople community.
Policy DM4 - Employment Areas and Rural Employment Areas	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy sets out the requirements for proposing a change of use of employment. No direct connection between the policies and the identified protected groups can be identified.
Policy DM5 - Designated Centres	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy identifies the various centres and seeks to enhance and retain retail uses where possible. Those protected groups who are more likely to be dependent on local retail facilities should directly benefit.
Policy DM6 - New Development in the Green Belt	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy relates to development in the Green Belt and allows development to deliver limited affordable housing to meet local needs, the provision of recreational facilities and buildings to support growth of existing agriculture or forestry businesses. This will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM7 - New Buildings and Structures in the Green Wedge	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to the granting of planning permission for new buildings in the Green Wedge and allows for the delivery of limited affordable housing, local community and recreational facilities, active travel and buildings associated with existing agriculture or forestry businesses. This will help to

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM8 - New Buildings and Structures in the Rural Area	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to the granting of planning permission for new buildings in the rural area. This will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM9 - Infilling in the Green Belt, Green Wedge and Rural Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy is not considered likely to progress or hinder any of the objectives as it relates to infilling in the Green Belt, Green Wedge and Rural Area.
Policy DM10 - Change of Use (Land and Buildings) and Engineering Options	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to the granting of planning permission for the change of use of buildings in the Green Belt, Green Wedge and Rural Area. The policy is not likely to progress or hinder any of the objectives.
Policy DM11 - Extensions to Existing Buildings	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The extension of buildings in the Green Belt, Green Wedge and Rural Area will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.
Policy DM12 - Rural and Agricultural/ Forestry Workers' Dwellings	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy allows for the delivery of dwellings for agricultural and forestry workers subject to a number of conditions will help to deliver homes which meet the needs of those who require starter homes or specialist accommodation.

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM13 - Designated Heritage Assets	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of designated heritage assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM14 - Non-Designated Heritage Assets	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of non-designated heritage assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM15 - Archaeology	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of heritage assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM16 - Protection and Promotion of Ecology, Nature and Biodiversity	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy specifically relates to the protection of biodiversity assets. No direct connection between the policies and the identified protected groups can be identified.
Policy DM17 - Trees, Woodland and Landscape Features	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy seeks to protect trees/ woodland and other landscape features. It also requires the planting of three new trees for each new dwelling delivered and a significant number of new trees for all new strategic scale employment and infrastructure development. No direct connection between the policies and the identified protected groups can be identified.
Policy DM18 - Flooding/ SuDS	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy allows development where it can be demonstrated that the site is safe from all types of flooding and does not worsen flooding elsewhere. It

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
										also requires all new development to incorporate sustainable drainage systems. No direct connection between the policies and the identified protected groups can be identified.
Policy DM19 - Renewable and Low Carbon Energy	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy supports the delivery of renewable and low carbon energy subject to a number of conditions. No direct connection between the policies and the identified protected groups can be identified.
Policy DM20 - Delivering Community Facilities	+	+	n/a	n/a	+	n/a	+	n/a	n/a	The policy relates to planning permission for new or extensions to existing community facilities and services to support the local community. Protected groups which rely on community facilities close to their home and of a specialist nature are likely to benefit from this policy.
Policy DM21 - Protecting Community Facilities	+	+	n/a	n/a	+	n/a	+	n/a	n/a	The policy seeks to protect existing community facilities. Protected groups which rely on community facilities close to their home and of a specialist nature are likely to benefit from this policy.
Policy DM22 - Education Establishments	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy seeks to protect existing education establishments from change of uses and supports their extension or expansion subject to other criteria in the Local Plan. Protected groups which rely on community facilities close to their home and of a specialist nature are likely to benefit from this policy.
Policy DM23 - High Quality and Inclusive Design	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a	The policy sets out criteria for the design of new development and will benefit protected groups with specific needs such as accessibility.

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM24 - Design and Place Shaping Principles in Major Developments	+	+	n/a	n/a	+	n/a	n/a	n/a	n/a	The policy requires all new major development to be of high quality built form and urban design and sets out a number of principles. This includes: creating well-connected places that prioritise the needs of pedestrians, cyclists and public transport; encourages building design that minimises energy consumption and resilience to climate change; provides public open space and green infrastructure and promotes healthy living and improved health and wellbeing. This policy will benefit protected groups with specific needs such as accessibility.
Policy DM25 - Sustainable Buildings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy expects all new buildings to incorporate sustainable design to reduce emissions and the use of natural resources. No direct connection between the policies and the identified protected groups can be identified.
Policy DM31 - Net Zero Carbon Development (in Operation)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	This policy seeks to advance the aspiration for securing net zero carbon in new development through challenging requirements on building construction and operation. No direct connection between the policies and the identified protected groups can be identified and it is not expected to impinge upon protected characteristics.
Policy DM26 - Design Specification for Dwellings	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy requires all new dwellings to achieve suitable privacy and living environment as well as sufficient private amenity space. This will meet the needs of those who require starter homes or specialist accommodation.

Policies	EQIA Protected Groups									Commentary
	Age	Disability	Gender re-assignment	Marriage & Civil Partnership	Pregnancy & Maternity	Race	Religion or Belief	Sex	Sexual Orientation	
Policy DM27 - Parking Standards	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to parking standards. No direct connection between the policies and the identified protected groups can be identified.
Policy DM28 - Tall Buildings	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to tall buildings, particularly their impact on the landscape, townscape and views. No direct connection between the policies and the identified protected groups can be identified.
Policy DM29 - Protecting Living and Working Environments	+	+	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy seeks to safeguard the living environment for existing communities, ensuring new development is compatible with neighbouring uses, not overlooking/ overshadowing existing buildings and does not result in excessive noise, activity and vehicle movements. This will meet the needs of those who require starter homes or specialist accommodation.
Policy DM30 - Contamination and Pollution	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	The policy relates to planning permission for development on or near to contaminated land or an Air Quality Management Area. No direct connection between the policies and the identified protected groups can be identified.

APPENDIX J – HEALTH IMPACT ASSESSMENT

Introduction

Chelmsford City Council is undertaking an Integrated Impact Assessment (IIA) of the Review of the Adopted Local Plan. The IIA is being carried out to ensure that the Review maximises its ability to result in improvements to the Adopted Local Plan. The Review is currently at the Pre-Submission stage. In undertaking the IIA, the Council is applying a process that incorporates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

This appendix sets out the findings of the HIA and is structured as follows:

- Scoping
- Assessment
- Monitoring

Scoping

Baseline information

In order to undertake the HIA, the following assessment criteria are taken from the Essex Healthier Places Guidance (Essex County Council) at: [Health Impact Assessments | Essex Design Guide](#) and the Livewell Development Accreditation (Essex Planning Officers Association, at: <https://www.essexdesignguide.co.uk/media/2275/eldp1024-livewell-accred-scheme-award-doc-a4-28pp-v7.pdf>). The assessment framework was consulted upon as part of the Review of the Adopted Local Plan IIA Scoping Report.

Core Standard 1: Design of homes and spaces

Health Related Evidence: Living in good quality and affordable housing is associated with numerous positive health outcomes for the general population and those from vulnerable groups. The design of the built environment plays a significant role in influencing health-related behaviours such as nutrition and physical activity. On the other hand, poor design can have significant adverse environmental, social, and economic effects. Poor housing factors can affect an individual's mental and physical health, through factors such as air quality, lighting, design, and housing tenure. Poor design can undermine an individual's health and increase the risk of social isolation, disrupt community cohesion, and reinforce social inequity. However, a well-designed environment can overcome many health and wellbeing issues. The provision of multi-

functional greenspace¹⁵⁶ with affordable housing can reduce social isolation and fear of crime and enhance social cohesion. Adaptable housing meanwhile can meet varying needs of children, families and older people, while the provision of energy-efficient homes can reduce fuel poverty and any associated poor health outcomes.

- Accessible Outdoor Space
- Good quality and affordable homes
- Homes Standard

Core Standard 2: Active environment and connectivity

Health Related Evidence: According to Public Health England (PHE), one in two women and a third of men in England are damaging their health through a lack of physical activity. Physical inactivity is the fourth-largest cause of disease and disability in the UK and a wealth of evidence makes it evident that an active lifestyle is essential for physical and mental health and wellbeing. The way land is used and creating the right spaces has an immense impact on the public's health. Evidence suggests strategies that increase mixed land use and investing in infrastructure that supports walking and cycling and reducing the time in the car can increase levels of physical activity among all age groups and be effective as health interventions. Building in more physical activity into normal day to day routines such as commuting to work or school involves creating environments that are supportive of active living. National Institute for Health and Care Excellence (NICE) guideline (NG90) also identifies the way to improve the physical environment in order to increase the general population's physical activity levels.

- Connected walking and cycling
- Provision of public transport
- Travel Planning
- Active Street Design

¹⁵⁶ See Essex County Council (June 2022) Essex Green Infrastructure Standards-Technical-Guidance (including Essex Healthy Places Advice - Notes for planners developers and designers). Available at: [Essex Green Infrastructure Standards | Essex Design Guide](#)

Core Standard 3: Environmental Sustainability

Health Related Evidence: Environments that are safe, environmentally sustainable and have good environmental infrastructure¹⁵⁷ to protect against extreme weather events, have good air quality and are not overly exposed to noise nuisance, are those which can be regarded as healthy. An increase in growth can lead to increased traffic and subsequently have an impact on air quality. Air pollution can give rise to significant adverse human health effects and long-term exposure could have an even greater impact. According to the World Health Organisation (WHO), transport-related air pollution is linked to numerous ill-health conditions such as cancer, cardiovascular disease, and adverse pregnancy and birth outcomes. On the other hand, living in an energy-efficient property can improve general health outcomes and improve mental health. In addition, dwellings that incorporate high levels of natural light and ventilation can help limit confusion and anxiety for people with dementia and help the partially sighted or blind to navigate around the home.

- Air quality
- Sustainable and energy efficient development
- Responsibly sourced materials

Core Standard 4: Supporting Communities

Health Related Evidence: Social and community networks are essential for health and wellbeing. Evidence shows that neighbourhood characteristics can have an impact on health, with worse general health and poorer mental wellbeing relatively associated with disadvantaged and deprived neighbourhoods. The built environment can have a significant impact on whether a person becomes socially isolated. For example, neighbourhoods with antisocial behaviour can increase isolation and community fear. Perceptions of an unsafe neighbourhood can have negative health outcomes and prevent people from using the built and natural environment to undertake exercise. It is recognised that health assets exist at the community level and they help build resilient communities and reduce social isolation and loneliness. The provision of local amenities can also help improve social engagement and mobility. Mixed developments with access to schools, recreational centres and social amenities can increase physical activity among children, adolescents and older adults. Environmental improvements also have the potential to contribute to the reduction of fear of crime such as implementing natural surveillance measures. It is essential to ensure that new developments can support and build environments that promote social and community participation.

¹⁵⁷ Environmental infrastructure covers assets such as formal and informal playspaces, greenspaces, biodiversity resources, rights of way and open access

- Provision of community facilities
- Reducing social isolation through design
- Personal safety and crime/fear of crime
- Engagement and consultation with local community

Core Standard 5: Access to sustainable and healthier food environments

Health Related Evidence: Deprivation, excess weight and levels of obesity are significantly associated with living within close proximity of fast food takeaway outlets. The food environment plays an important role in promoting a healthy diet; this, however, is influenced and determined by several factors. Access to healthier food choices can have a direct and indirect impact on the determinants of health. Evidence shows that vulnerable groups including those on a low income, children and those of certain ethnicities, are less likely to achieve a healthy and balanced diet. Evidence also shows that increasing the provision of, and access to, low-cost healthier food, could be an effective intervention. Promoting access to healthy and locally sourced food and increasing opportunities for food growing not only helps tackle food poverty but also contributes to increasing active lifestyles and wider environmental and social benefits.

- Provision of and access to allotments and adequate garden space
- Decreased exposure to unhealthy food environments

Core Standard 6: Improving access to education, skills and employment

Health Related Evidence: Access to education and employment are part of the wider determinants of health and wellbeing. A lack of access to these services can have a negative impact on health and wellbeing, with unemployment significantly linked to deprivation, health inequalities and poorer health outcomes. It is essential to create environments that can support and promote education and employment for people at different life stages and with different needs, supporting good health and wellbeing, producing a productive workforce and attracting and retaining businesses. It is also essential to ensure access to these services is increased to support social mobility, ensuring that there are good opportunities for all.

- Access to educational and employment areas
- Training during construction

Table J1 assembles Standards 1 – 6 and applies assessment criteria/mitigation measures by which policies and proposals are measured in this HIA.

Table J1 Summary of HIA-Related Objectives and Criteria for the Assessment of Policies and Proposals in the Review of the Local Development Plan¹⁵⁸

Guidance Objectives	Assessment Criteria/Mitigation Measures
<p>1: Design of homes and spaces</p> <ul style="list-style-type: none"> • Accessible and Attractive Outdoor Space • Good quality and affordable homes • Homes Standard 	<ul style="list-style-type: none"> • Increase access to interesting and stimulating open spaces and natural environments to encourage people to be physically active • Ensure developments embody the principles of lifetime neighbourhoods and promote independent living • Create a safe and accessible built environment with well-designed public spaces that encourage community participation and designing out crime measures • Provide opportunities for recreation and physical activity for all population groups e.g. outdoor gyms or circular walks and safe play areas • Provide attractive and landscaped developments – views of green space have a positive impact on health and wellbeing of communities • Provide communal spaces to support social cohesion
<p>2: Active environment and connectivity</p> <ul style="list-style-type: none"> • Connected walking and cycling • Provision of public transport • Travel Planning 	<ul style="list-style-type: none"> • Encourage active travel through the promotion of walking and cycling and measures to reduce reliance on motorised transport • Link cycle and pedestrian paths with wider networks to ensure that people can use them to access facilities and community hubs • Ensure that people in new developments are well connected e.g. provide bus routes to ensure that elderly and less able can freely travel and access amenities • Providing parking facilities at reduced cost outside of the city centre/a short distance away from facilities

¹⁵⁸ Adapted from: https://www.worcestershire.gov.uk/downloads/file/6948/health_impact_assessment_in_planning_toolkit and [Health Impact Assessments | Essex Design Guide](#)

Guidance Objectives	Assessment Criteria/Mitigation Measures
<ul style="list-style-type: none"> Active Street Design 	
<p>3: Environmental Sustainability</p> <ul style="list-style-type: none"> Air quality Noise Sustainable and energy efficient development Responsibly sourced materials Climate change 	<ul style="list-style-type: none"> Address environmental sustainability including future-proofing measures and best practice energy efficiency and energy generation measures Provide flood mitigation measures e.g. sustainable drainage Ensure that all developments provide green infrastructure for air quality enhancement, shading and well-being Minimise sources of noise and dust pollution Set standards for the sustainable use of construction materials
<p>4: Supporting Communities</p> <ul style="list-style-type: none"> Provision of community facilities Reducing social isolation through design Personal safety and crime/fear of crime Engagement and consultation with the local community 	<ul style="list-style-type: none"> Promote best practice design (including safe communal spaces, traffic calming measures, segregated walking and cycling routes, dropped curbs and safe access to buildings) Provide appropriate access to healthcare services and opportunities for self-care Ensure that new developments are located in sustainable locations with access to healthcare services such as doctors' surgeries, education establishments and social infrastructure such as churches, community centres and local food shops Ensure that amenities are accessible by walking and cycling Provide access for all population groups Ensure that new developments do not reduce the accessibility of amenities for existing communities
<p>5: Access to sustainable and healthier food environments</p> <ul style="list-style-type: none"> Provision of and access to allotments and adequate garden space Decreased exposure to unhealthy food environments 	<ul style="list-style-type: none"> Promote better access to healthy and locally sourced food Provide communal and individual food growing opportunities e.g. allotments, community orchards Ensure the provision and easy access to local food shops Limit access to hot food takeaways e.g. limits on distances from schools or limits on the proportion within town and city centres
<p>6: Improving access to education, skills and employment</p>	<ul style="list-style-type: none"> Promote access to education, skills, training and employment opportunities for local people Ensure that people can access work places through a variety of transport modes including walking, cycling and public transport

Guidance Objectives	Assessment Criteria/Mitigation Measures
<ul style="list-style-type: none"> Access to educational and employment areas Training during construction 	<ul style="list-style-type: none"> Ensure that employment sites maintain a high standard of design e.g. provision of green spaces and sustainability standards to benefit the surrounding communities and employees

HIA Methodology

The Pre-Submission Local Plan document has been reviewed to consider the likely impacts of the pre-submission policies and the site allocations on each of the six HIA objectives listed above. A colour coded scoring system has been used to show the effects that the Local Plan Pre-Submission document is likely to have on each protected characteristic, as shown below.

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

The results of the Assessment of policies are set out in **Tables J2 – J6**.

Policy Assessment

Table J2 HIA of Strategic Policies

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Strategic Policy S1 - Spatial Principles	+	++	+	+	?	+	The policy requires new development to be located at well-connected and sustainable locations as well as to be served by and effectively use existing and planned infrastructure. Further to this it requires development to avoid or manage flood risk and reduce carbon emissions. This will help to progress objectives relating to the provision of accessible/ well-connected and sustainable development and environmental sustainability.
Strategic Policy S2 – Addressing Climate Change and Flood Risk	+	+	++	+	?	+	The policy relates to climate change mitigation and adaptation to address the move to a net zero carbon future for Chelmsford. This will significantly progress the environmental sustainability objective through reducing greenhouse gas emissions, encouraging opportunities for renewable energy generation and minimising flood risk. It is also likely to benefit other objectives through seeking development that reduces the need to travel and provides for active and sustainable transport modes.
Strategic Policy S14 - Health and Wellbeing	++	++	++	++	++	++	The policy is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. There is the potential to strengthen the policy in relation to the environmental sustainability objective through reference to noise impacts.
Strategic Policy S15 - Creating Successful Places	++	+	+	+	0	++	The policy supports development that is designed to be attractive, high quality, accessible, inclusive and safe. This is likely to significantly progress the objectives relating to the design and accessibility of new homes and employment and progress the majority of other objectives.
Strategic Policy S3 – Conserving and Enhancing	0	0	0	0	0	0	The policy seeks to conserve and enhance the historic environment and does not currently directly progress any of the objectives. There is the potential to strengthen the policy and help to

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
the Historic Environment							progress the objectives through seeking improved access to the historic environment, which could have a positive effect on the wellbeing of communities.
Strategic Policy S4 – Conserving and Enhancing the Natural Environment	+	0	+	0	0	+	The policy seeks to conserve and enhance the natural environment, seeking to plan for a well-connected multifunctional network of green and blue infrastructure which protects, enhances and restores ecosystems. The delivery of a well-connected multifunctional network of green and blue infrastructure will progress objectives relating to design, accessibility and environmental sustainability.
Strategic Policy S5 – Protecting and Enhancing Community Assets	+	+	0	++	+	+	The policy protects and enhances community assets, seeking to ensure that new or extended facilities are accessible to the communities they serve and by a range of active and sustainable transport modes. It also seeks to protect existing community assets from inappropriate changes of use or redevelopment. The policy will significantly progress the objective for supporting communities.
Strategic Policy S6 - Housing and Employment I Requirements	+	0	+/-	+	0	+	The policy sets out the housing and employment land requirement for the period 2022 - 2041. It will help to progress a number of the objectives through the delivery of new homes (including affordable homes), employment opportunities and community infrastructure. The delivery of homes, employment and associated infrastructure has the potential to have impacts on the health and wellbeing of communities through increased disturbance and the potential loss of green infrastructure. The other policies in the plan should help to mitigate these impacts so they are not significant.
Strategic Policy S7 – The Spatial Strategy	+	0	?	+	0	+	This policy sets out the spatial strategy for how the housing and employment land requirements will be delivered. It is likely to progress or hinder the objectives in a similar way to the housing and employment land requirement policy above.
Strategic Policy S8 – Delivering	0	0	+/-	0	0	++	This policy relates to the delivery of economic growth. It is likely to significantly progress objective 6 through improving access to employment opportunities and seeking to improve local skills. It is also likely to progress objective 3 as it seeks to encourage the growing clean energy economy. Conversely, the delivery of new employment and associated infrastructure has the potential to

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Economic Growth							have impacts on the health and wellbeing of communities through increased vehicle movements, associated congestion and consequent effects on air quality,
Strategic Policy S16 - Connectivity and Travel	+	++	+	+	0	+	This policy will help to significantly progress the objective relating to an active environment and connectivity. It requires development to be designed to prioritise and maximise opportunities for active and sustainable transport and movement. This is also likely to benefit objectives 1 and 6 as well as indirectly objective 3 through improvements to air quality by encouraging the use of active and sustainable transport modes.
Strategic Policy S9 - Infrastructure Requirements	+	+	+	+	0	+	The policy helps to progress the majority of objectives through improving accessibility to infrastructure, services and facilities. It requires new development to be supported by active and sustainable transport modes, address flood risk and provide new community facilities.
Strategic Policy S10 - Securing Infrastructure and Impact Mitigation	+	+	+	+	0	+	The policy relates to the timing of infrastructure delivery and financing. It is closely linked to the policy above and is therefore considered to have a similar impact in terms of progressing objectives.
Strategic Policy S11 – The Role of the Countryside	0	0	0	0	0	0	The policy is unlikely to progress or hinder any of the objectives as it relates to the determination of development within the countryside.
Strategic Policy S12 - Role of City, Town and Neighbourhood Centres	0	+	0	+	0	+	The policy sets out the role of city, town and neighbourhood centres. It will help to protect existing centres and the facilities on offer to communities helping to progress objectives 2, 4 and 6.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Strategic Policy S17 - Future of Chelmsford City Centre	+	+	+	+	0	+	The policy sets out the principles for any new city centre development. This includes improving business links to the university and education sector; the provision of new multi-functional open space and green infrastructure and demonstrating how active and sustainable will be promoted. This will help to progress the majority of objectives.
Strategic Policy S13 - Monitoring and Review	-	-	-	-	-	-	The policy relates to the monitoring and review of the plan and will not progress or hinder any of the objectives.
<p>Summary:</p> <p>Overall, the strategic policies will help to support and progress the HIA objectives by improving access to new homes, employment opportunities and associated infrastructure. The policies encourage high quality design and active and sustainable travel, the protection and enhancement of the environment, community facilities and the delivery of multi-functional open spaces and green infrastructure. Strategic Policy S14 (Health and Wellbeing) is likely to significantly progress all of the objectives as it directly relates to health and wellbeing. It sets out a commitment to improving the health and wellbeing of residents and communities, promoting more active and healthier lifestyles, creating healthy living environments and reducing health inequalities through high-quality placemaking. The delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces. The strategic policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives.</p>							

Table J3 HIA of Growth and Special Area Policies

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Growth Area 1 - Central & Urban Chelmsford	++	++	+/-	++	?	++	<p>Strategic Growth Site Policy 2 proposes the delivery of a new neighbourhood in the West Chelmsford area. It is comprised of the delivery of 880 new homes, a neighbourhood centre, a new primary school and nursery. Alongside this the policy also requires the delivery of improvements to the local and strategic road network, appropriate sustainable modes of transport and the provision of/ financial contribution to recreational and healthcare facilities. This will help to progress the majority of objectives. The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6.</p> <p>(Strategic Growth Site Policies 3a-3c and Growth Site Policy 3c) proposes a delivery of a new Country Park, wider green infrastructure and open space, new and enhanced active travel routes, and financial contributions to education and health services are likely to progress the majority of objectives. The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6.</p> <p>Growth Site Policy 4 proposes the delivery of 24 new affordable homes at Galleywood, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include safe and convenient pedestrian and cycle connections, financial contributions towards education and early years childcare provision and recreational facilities. The proposed development in conjunction with other Local Plan policies is likely to progress objectives 1, 2, 3, 4 and 6. Given the scale of proposed development there is less likely to be negative impacts associated with construction on existing communities in relation to environmental sustainability.</p> <p>Growth Site Policy 5 proposes the delivery of around 25 new homes at Writtle, a Key Service Settlement. It also proposes a number of site development principles and infrastructure requirements that include new and enhanced cycle routes and footpaths, financial contributions towards education and early years childcare as well as health provision and recreational facilities. The proposed development in conjunction with other Local Plan policies is likely to progress objectives 1, 2, 3, 4 and 6. Given the scale of proposed development there is less likely to be</p>

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
							<p>negative impacts associated with construction on existing communities in relation to environmental sustainability.</p> <p>The policies in this growth area propose a number of site allocations to deliver new housing, employment and associated infrastructure in the central and urban Chelmsford area. The policies/allocations are likely to positively progress the majority of objectives through the delivery of new well-connected homes (including affordable homes), opportunities for employment and active travel as well as provision of or contribution to health, education, recreational facilities and multi-functional and accessible green infrastructure and open spaces. The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6.</p> <p>The delivery of the new infrastructure could have temporary negative effects on the health and well-being of existing communities through increased disturbance (noise) and reduced local air quality as a result of increased traffic emissions and dust. There is also the potential for the loss of existing open and green spaces. However, it is considered that there is suitable mitigation available, including the phasing of development, standard construction related mitigation as well as the delivery of multi-functional open, green and recreational space, to ensure that these impacts are not significant.</p>
Growth Area 2 - North Chelmsford	++	++	+/-	++	?	++	<p>This growth area includes eight policies proposing allocations in six different locations. The largest of these is North East Chelmsford (Strategic Growth Site Policy 6) proposing the delivery of a new garden community consisting of approx. 6,250 new homes, 9ha of employment land and associated infrastructure. This includes a new Country Park, four new mixed use village centres, new education facilities (up to three new primary schools, a new all-through school and up to four nurseries) and community space and significant new multi-functional green infrastructure. Other strategic housing site policies include the delivery of 750 new homes (Strategic Growth Site Policy 7a), 250 new homes (Strategic Growth Site Policy 7b), 100 new homes (Strategic Growth Site Policy 7c), 512 new homes (Strategic Growth Site Policy 8) and associated infrastructure. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. There is also one small residential site allocation for 20 homes (Growth Site Policy 14b) and two</p>

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
							<p>employment site allocations for 3,500sqm B2/B8 (Growth Site 9a) and 6,000sqm B2/B8 (Strategic Growth Site 15).</p> <p>The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6. The delivery of the new infrastructure could have temporary negative effects on the health and well-being of existing communities through increased disturbance (noise) and reduced local air quality as a result of increased traffic emissions and dust. There is also the potential for the loss of existing open and green spaces. However, it is considered that there is suitable mitigation available, including standard construction related mitigation and the policy requirement for the delivery of a new Country Park, to ensure that these impacts are not significant.</p>
Growth Area 3 - South and East Chelmsford	++	++	+/-	++	?	++	<p>There are nine site allocation policies relating to proposed development in six locations, East Chelmsford, land adjacent to A12 junction 18, north of south Woodham Ferrers, Bicknacre, East Hanningfield and Danbury. Strategic Growth Policy 16a East Chelmsford proposes the largest scale of growth with 3,000 homes and 43,000sqm of new employment floorspace, a Country Park, mixed use centres, a secondary school and three primary schools. Strategic Growth Policy 16b will also deliver 43,000sqm new employment floorspace by junction 18 of the A12. Strategic Growth Policy 10 will deliver 1,220 new homes, employment and associated infrastructure (including a potential new primary school and a neighbourhood centre) north of south Woodham Ferrers. As part of such a relatively large-scale, integrated development, there will be opportunities to deliver homes which meet the needs of those who require starter homes or specialist accommodation. Smaller residential allocations include three sites at Bicknacre for 20, 20 and 32 homes respectively (Growth Sites 11b, 11c and 12), two sites in East Hanningfield for 11 and 20 homes respectively (Growth Sites 17a and b) and Danbury (100 homes, Growth Site 13).</p> <p>The proposed scale of development in conjunction with other Local Plan policies is likely to significantly progress objectives 1, 2, 4 and 6. The delivery of the new infrastructure could have temporary negative effects on the health and well-being of existing communities through increased disturbance (noise) and reduced local air quality as a result of increased traffic emissions and dust. There is also the potential for the loss of existing open and green spaces. However, it is considered that there is suitable mitigation available, including standard construction related</p>

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
							mitigation and other policy and wider plan policy mitigation, to ensure that these impacts are not significant.
Special Policy Areas	0	+	0	+	0	+	There are six policies that designate Special Policy Areas (SPA), which lie outside the built-up areas, where ordinarily policy would constrain new development. The SPA designation enables the operational and functional requirements of these facilities or institutions to be planned in a strategic and phased manner. Of particular relevance is Policy SPA1 which supports the role, function and operation of Broomfield Hospital. Overall, the policies support objectives 2, 4 and 6 and are not likely to support or hinder the other objectives.
<p>Summary:</p> <p>The growth area policies propose the delivery of housing, employment and associated infrastructure across a number of sites. The delivery of strategic scale infrastructure will significantly progress the HIA objectives through improved access to good quality homes (including affordable homes), employment opportunities, community facilities (including education and health services) and greater opportunities for active and sustainable travel. The policies also require the provision of accessible and multi-functional open/ green spaces and the provision or contributions to new or enhanced recreational facilities. The delivery of the new infrastructure can have temporary negative effects on the health and well-being of existing communities; through increased disturbance (noise), reduced local air quality as a result of increased traffic emissions and dust and the loss of existing open/ green spaces. The growth area policies in conjunction with other Local Plan policies provide sufficient mitigation to ensure that there are no residual significant negative effects on the HIA objectives. There is the opportunity to strengthen the strategic growth policies in relation to HIA objective 5, through the requirement for the delivery of communal food growing opportunities in strategic scale development, such as allotments or community orchards. The policies relating to Special Policy Areas (SPA) are likely to progress HIA objectives 2, 4 and 6 as they allow for the continued operation and function of key facilities, including Broomfield Hospital.</p>							

Table J4 HIA of Development Management Policies

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM1 - Size and type of housing	++	0	0	0	0	0	The policy requires an appropriate mix of dwelling types and sizes, that they are constructed to be accessible and adaptable and that a proportion of affordable homes are built for wheelchair users. This is likely to significantly progress objective 1 and is not likely to progress or hinder the other objectives.
Policy DM2 - Affordable Housing and Rural Exception Sites	++	0	0	0	0	0	The policy sets out the requirement for the delivery of affordable homes, including the delivery of a suitable mix, size and type of affordable homes. This is likely to significantly progress objective 1 and is not likely to progress or hinder the other objectives.
Policy DM3 - Gypsy, Traveller & Travelling Showpeople Sites	+	+	+/?	+	?	?	The policy sets out the requirements for proposals delivering accommodation for Gypsy, Traveller or Travelling Showpeople. It requires that sites are a reasonable travelling distance from community services and facilities and that there is no significant risk of flooding. It is assumed that community services and facilities also include healthcare, education and recreational areas, although this is not specifically stated in the policy. This is likely to progress objectives 1 to 4 with uncertainty in relation to objectives 5 and 6 as there is no reference to the provision of allotments or access to employment.
Policy DM4 - Employment Areas and Rural Employment Areas	0	0	0	0	0	0	The policy sets out the requirements for change of use proposals. It will progress objective 6 as it seeks to retain employment uses where possible. It is not likely to progress or hinder the other objectives.
Policy DM5 - Designated Centres	0	0	?	+	0	0	The policy identifies the various centres and seeks to enhance and retain retail uses where possible. This will help to progress objective 4 and is not likely to progress or hinder the other objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM6 - New Development in the Green Belt	+	0	?	0	0	+	This policy relates to development in the Green Belt and allows development to deliver limited affordable housing to meet local needs, the provision of recreational facilities and buildings to support growth of existing agriculture or forestry businesses. This is likely to progress objective 1 and 6 and is not likely to progress or hinder the other objectives.
Policy DM7 - New Buildings and Structures in the Green Wedge	+	+	?	+	0	+	The policy relates to the granting of planning permission for new buildings in the Green Wedge and allows for the delivery of limited affordable housing, local community and recreational facilities, active and sustainable travel and buildings associated with existing agriculture or forestry businesses. Policy is likely to progress objectives 1, 2, 4 and 6.
Policy DM8 - New Buildings and Structures in the Rural Area	+	+	?	+	0	+	The policy relates to the granting of planning permission for new buildings in the rural area. It is likely to progress the objectives in a similar way to the policy above.
Policy DM9 - Infilling in the Green Belt, Green Wedge and Rural Area	0	0	0	0	0	0	The policy is not considered likely to progress or hinder any of the objectives as it relates to infilling in the Green Belt, Green Wedge and Rural Area.
Policy DM10 - Change of Use (Land and Buildings) and Engineering Operations	0	0	0	0	0	0	The policy relates to the granting of planning permission for the change of use of buildings in the Green Belt, Green Wedge and Rural Area. The policy is not likely to progress or hinder any of the objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM11 - Extensions to Existing Buildings within the Green Belt, Green Wedge and Rural Area	0	0	0	0	0	0	The extension of buildings in the Green Belt, Green Wedge and Rural Area is not likely to progress or hinder any of the objectives.
Policy DM12 - Rural and Agricultural/ Forestry Workers' Dwellings	+	0	0	0	0	0	The policy allows for the delivery of dwellings for agricultural and forestry workers subject to a number of conditions. This will help to progress objective 1 but will not progress or hinder any of the other objectives.
Policy DM13 - Designated Heritage Assets	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection of designated heritage assets.
Policy DM14 - Non-Designated Heritage Assets	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection of non-designated heritage assets.
Policy DM15 - Archaeology	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection of archaeology.
Policy DM16 - Protection and Promotion of	0	0	0	0	0	0	This policy is not likely to progress or hinder the objectives as it specifically relates to the protection and enhancement of biodiversity.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Ecology, Nature and Biodiversity							
Policy DM17 - Trees, Woodland and Landscape Features	0	0	+	0	0	0	The policy seeks to protect trees/ woodland and other landscape features. It also requires the planting of three new trees for each new dwelling delivered and a significant number of new trees for all new strategic scale employment and infrastructure development. This could help to progress the environmental sustainability objective and is not likely to affect the other objectives.
Policy DM18 - Flooding/ SuDS	0	0	+	0	0	0	The policy allows development where it can be demonstrated that the site is safe from all types of flooding and does not worsen flooding elsewhere. It also requires all new development to incorporate sustainable drainage systems. This could help to progress the environmental sustainability objective and is not likely to affect the other objectives.
Policy DM19 - Renewable and Low Carbon Energy	0	0	+	0	0	0	The policy supports the delivery of renewable and low carbon energy subject to a number of conditions. This could help to progress the environmental sustainability objective and is not likely to affect the other objectives.
Policy DM20 - Delivering Community Facilities	0	0	0	+	0	0	The policy relates to planning permission for new or extensions to existing community facilities and services to support the local community. This is likely to support objective 4 through the provision of community facilities. It is not likely to progress or hinder the other objectives.
Policy DM21 - Protecting Community Facilities	0	0	0	+	0	0	The policy seeks to protect existing community facilities and is therefore likely to progress objective 4. It is not likely to progress or hinder any other objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM22 - Education Establishments	0	0	0	0	0	+	The policy seeks to protect existing education establishments from change of uses and supports their extension or expansion subject to other criteria in the Local Plan. This is likely to progress objective 6 and is not likely to progress or hinder the other objectives.
Policy DM23 - High Quality and Inclusive Design	+	0	0	0	0	0	The policy sets out criteria for the design of new development and is likely to progress objective 1. It is not likely to progress or hinder any other objectives.
Policy DM24 - Design and Place Shaping Principles in Major Developments	++	+	+	+	0	0	The policy requires all new major development to be of high quality built form and urban design and sets out a number of principles. This includes: creating well-connected places that prioritise the needs of pedestrians, cyclists and public transport; encourages building design that minimises energy consumption and resilience to climate change; provides public open space and green infrastructure and promotes healthy living and improved health and wellbeing. This will positively progress a number of the objectives, in particular objective 1 which relates to design.
Policy DM25 - Sustainable Buildings	+	0	+	0	0	0	The policy expects all new buildings to incorporate sustainable design features to reduce emissions and the use of natural resources. This has potential to progress objective 1 relating to design and objective 3 relating to environmental sustainability. The policy is not likely to progress or hinder any of the other objectives.
Policy DM31 – Net Zero Carbon (in Operation)	+	0	+	0	0	0	The policy relates to the standards expected of new development in helping to deliver the aspiration for net zero carbon. This is likely to progress the objectives relating to the design of homes and environmental sustainability.
Policy DM26 - Design Specification for Dwellings	+	0	0	0	0	0	The policy requires all new dwellings to achieve suitable privacy and living environment as well as sufficient private amenity space. This is important for the health and wellbeing of future residents and is likely to progress objective 1. It is not likely to impact the other objectives.

Policies	HIA Objectives						Commentary
	1: Design of homes and spaces	2: Active environment and connectivity	3: Environmental Sustainability	4: Supporting Communities	5: Access to sustainable and healthier food environments	6: Improving access to education, skills and employment	
Policy DM27 - Parking Standards	0	0	0	0	0	0	The policy relates to parking standards and is not likely to impact any of the objectives.
Policy DM28 - Tall Buildings	0	0	0	0	0	0	The policy relates to tall buildings, particularly their impact on the landscape, townscape and views. It is not likely to impact on any of the objectives.
Policy DM29 - Protecting Living and Working Environments	0	0	+	0	0	0	The policy seeks to safeguard the living environment for existing communities, ensuring new development is compatible with neighbouring uses, not overlooking/ overshadowing existing buildings and does not result in excessive noise, activity and vehicle movements. This is likely to progress the objective relating to environmental sustainability.
Policy DM30 - Contamination and Pollution	0	0	+	0	0	0	The policy relates to planning permission for development on or near to contaminated land or an Air Quality Management Area. This is likely to progress the objective relating to environmental sustainability.
<p>Summary:</p> <p>The development management policies often relate to a specific issue and therefore progress a particular HIA objective. In general, the majority of them are not likely to progress or hinder the HIA objectives given the nature of the policies. Policies DM1, DM2, DM24 and DM31 are likely to significantly progress HIA objective 1 relating to design of homes. The policies require an appropriate mix of dwelling types and sizes, the delivery of affordable homes and high quality built form and urban design. None of the policies were identified as having the potential to have significant negative effects on the HIA objectives.</p>							

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Key to Assessment

Score	Description	Symbol
Significant Positive Effect	The approach contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The approach contributes to the achievement of the objective but not significantly.	+
Neutral	The approach does not have any effect on the achievement of the objective	0
Minor Negative Effect	The approach detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The approach detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the approach and the achievement of the objective or the relationship is negligible.	~
Uncertain	The approach has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the assessment has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Note: Reflecting the review of the Adopted Local Plan, many of the mitigation measures recommended are already reflected in policy. As such, the recommendations act as a checklist against which the policies and proposals of the Review of the Adopted Local Plan can be assessed.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
<p>1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east) and to the south of Great Leighs (the River Ter SSSI). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements including a Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation, there is the potential for indirect adverse effects on these sites (for</p>	<p>Likely Significant Effects</p> <p>The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI) and the Essex Estuaries Special Area of Conservation (SAC) extend around three sides of South Woodham Ferrers. There are also a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements including a Wildlife Site to the north of South Woodham Ferrers. Whilst it is assumed that new development would not be located on land designated for nature conservation, there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity and wild bird</p>	<p>Likely Significant Effects</p> <p>Approach C would result in reduced growth at locations adjacent or close to the Chelmsford Urban Area and the towns of South Woodham Ferrers and Braintree (Great Leighs) with the remaining development being directed to the key villages. There would be the potential for indirect effects on European and nationally designated conservation sites. By directing additional development across a wider area, this approach could place additional pressure on wildlife sites such as Danbury Common, Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common SSSIs. However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites, which is currently unknown.</p> <p>This approach would also support brownfield development in the urban area. However, a substantial area of greenfield land would still be required to accommodate growth. Allied with infrastructure development,</p>	<p>Likely Significant Effects</p> <p>Under this approach there would be the potential for development to result in indirect adverse effects on designated nature conservation sites. Additionally, directing growth along transport corridors (such as at Rettendon) may place further pressure on the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA, Ramsar and SSSI and the Essex Estuaries Special Area of Conservation (SAC). However, this would be dependent on the exact location of future development, the proximity of the development to the designated sites and the ease of access to the sites, which is currently unknown.</p> <p>This approach would also support brownfield development in the urban area. However, a substantial area of greenfield land would still be required to accommodate growth. Allied with infrastructure development, this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and</p>	<p>Likely Significant Effects</p> <p>There are a number of SSSIs to the east and west of the Chelmsford Urban Area (including Newney Green Pit to the west and Blake's Wood & Lingwood Common, Woodham Walter Common and Danbury Common to the east). In addition to these European and nationally designated sites, there are a number of Local Nature Reserves (LNRs), Essex Wildlife Trust Nature Reserves and Wildlife Sites within and adjacent to the settlements Blake's Wood and Lingwood Common SSSI which lies to the east of Hammonds Farm. Whilst it is assumed that new development would not be located on land designated for nature conservation, there is the potential for indirect adverse effects on these sites (for example, due to disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation).</p> <p>The approach would support the redevelopment of brownfield sites in the Chelmsford Urban Area. Whilst brownfield land can have significant biodiversity</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>example, due to disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation).</p> <p>The approach would support the redevelopment of brownfield sites in the Chelmsford Urban Area. Whilst brownfield land can have significant biodiversity value, it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford will be required (it is also noted that new development in other locations to meet local needs and Plan-wide needs. Associated infrastructure development will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be</p>	<p>and mammal loss from cat predation).</p> <p>The approach would support the redevelopment of brownfield sites in the Chelmsford Urban Area. Whilst brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford will be required (it is also noted that new development in other locations to meet local needs and Plan-wide needs. Associated infrastructure development will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p>	<p>this will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and occupation of new development). Whilst there is the potential for adverse effects in this regard to be increased (given the more rural location of likely development sites), the magnitude of any negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites.</p> <p>The Green Wedge within the City Area and the potential for new green buffers could help to both minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, Approach C has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain at this stage.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good 	<p>occupation of new development). Whilst there is the potential for adverse effects in this regard to be increased (given the more rural location of likely development sites), the magnitude of any negative effects will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of sites.</p> <p>Overall, Approach D has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain at this stage.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to 	<p>value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding the above, development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land adjacent to the urban areas of Chelmsford will be required (it is also noted that new development in other locations to meet local needs and Plan-wide needs. Associated infrastructure development will have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and operation of new development). The magnitude of any negative effects in this regard will be dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area along with well-designed new developments will help to minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>dependent on the existing biodiversity value of sites.</p> <p>The maintenance of the existing Green Wedge within the City Area along with well-designed new developments will help to minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, the approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to 	<p>The maintenance of the existing Green Wedge within the City Area along with well-designed new developments will help to minimise adverse effects on biodiversity associated with new development and deliver enhancements by extending the City Area's green infrastructure network.</p> <p>Overall, the approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. 	<p>design principles as a fundamental part of new development.</p> <ul style="list-style-type: none"> Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development at each settlement is unknown at this stage. 	<p>avoid adverse impacts on designated sites.</p> <ul style="list-style-type: none"> Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development at each settlement is unknown at this stage. 	<p>City Area's green infrastructure network.</p> <p>Overall, the approach has been assessed as having a mixed positive and negative effect on this objective. However, due to the potential for adverse effects on designated sites and the expected scale of greenfield land required to support growth, the magnitude of negative effect on this objective is uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should continue to prompt good design principles as a fundamental part of new development. Local Plan policies and proposals should seek to avoid negative effects on the City Area's biodiversity assets and identify opportunities for enhancing their quality where appropriate. Careful consideration should be given to appropriate mitigation to avoid adverse impacts on designated sites. Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development.

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>avoid adverse impacts on designated sites.</p> <ul style="list-style-type: none"> Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <p>The exact location of future development at each settlement is unknown at this stage.</p>	<ul style="list-style-type: none"> Local Plan policies should continue to promote a network of green infrastructure assets, closely linked with existing and new development. Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <p>The exact location of future development at each settlement is unknown at this stage.</p>	<p>on accepted principles of good design.</p> <p>Uncertainties</p> <ul style="list-style-type: none"> The exact location of future development at each settlement is unknown at this stage. 		<ul style="list-style-type: none"> Mitigation initiatives such as the Essex Coast RAMS should be supported. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. It is assumed that strategic developments will be based on accepted principles of good design. <p>Uncertainties</p> <p>The exact location of future development at each settlement is unknown at this stage.</p>
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach, including a range of</p> <p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach, although directing</p> <p style="text-align: center;">++/?</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach.</p> <p style="text-align: center;">++</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach, although directing</p> <p style="text-align: center;">++/?</p>	<p>Likely Significant Effects</p> <p>This approach is capable of delivering the identified housing requirement through its spatial approach. However, the</p> <p style="text-align: center;">++/?</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>strategic and locally-focused sites.</p> <p>Overall, this approach has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>development to urban areas could inhibit growth in smaller settlements across the City Area.</p> <p>Focusing development in urban areas may mean housing needs in some larger settlements are not met.</p> <p>Overall, this approach has been assessed as having a significant, uncertain positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which local needs in settlements across the City Area will be met. 	<p>Local development can be allocated through relevant Neighbourhood Plans where appropriate and justified.</p> <p>Opportunities for small-scale rural exception sites providing affordable homes to meet identified local needs will also be supported.</p> <p>Overall, this approach has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>development to transport corridor settlements could inhibit growth in smaller settlements across the City Area</p> <p>Overall, this approach has been assessed as having a significant, uncertain positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which local needs in settlements across the City Area will be met. 	<p>concentration of development in large developments could inhibit growth in smaller settlements across the City Area</p> <p>Overall, this approach has been assessed as having a significant, uncertain positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which local needs in settlements across the City Area will be met.
<p>3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.</p>	<p>Likely Significant Effects</p> <p>Focusing employment growth within and on the edge of/in close proximity to the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre, town and London, are physically accessible to existing and</p> <div style="background-color: #d3d3d3; border: 1px solid black; padding: 5px; display: inline-block;">++/-</div>	<p>Likely Significant Effects</p> <p>This approach would focus employment growth (including retail provision) within the Chelmsford Urban Area as well as at strategic employment sites adjacent to the north eastern boundary of the Urban Area and</p> <div style="background-color: #008000; color: white; border: 1px solid black; padding: 5px; display: inline-block;">++</div>	<p>Likely Significant Effects</p> <p>Under this approach residential development would be more dispersed throughout the City Area and including at settlements without major employers and which are less accessible to the City Centre. In consequence, prospective residents in these settlements would be likely to have poorer accessibility to employment opportunities,</p> <div style="background-color: #90ee90; border: 1px solid black; padding: 5px; display: inline-block;">+</div>	<p>Likely Significant Effects</p> <p>Additional opportunities for employment-related development at along transport corridors and at key junctions is likely to result in enhanced business and employment opportunities, benefitting the economic strength of the City as a whole.</p> <p>Mitigation</p> <div style="background-color: #008000; color: white; border: 1px solid black; padding: 5px; display: inline-block;">++</div>	<p>Likely Significant Effects</p> <p>Employment land provision (including for high tech uses), residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <div style="background-color: #008000; color: white; border: 1px solid black; padding: 5px; display: inline-block;">++/?</div>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>prospective residents. However, the extent to which job creation is locally significant will depend on the type of jobs created in the context of the local labour market and the recruitment policies of prospective employers, in turn reflecting existing transport links in these settlements and the size of the resident populations.</p> <p>Employment land provision (including for high tech uses), residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>	<p>to the north of South Woodham Ferrers.</p> <p>Focusing employment growth within and on the edge of the Chelmsford Urban Area and South Woodham Ferrers is expected to help ensure that the new employment opportunities created by employment development, as well as existing opportunities in the City Centre and town and London, are physically accessible to existing and prospective residents (although the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market and the recruitment policies of prospective employers). This reflects the existing transport links in these settlements and the size of the resident populations.</p> <p>Employment land provision (including for high tech uses), residential development and the delivery of supporting infrastructure within and adjacent to the Chelmsford Urban Area should ensure that the City continues to be a major driver of growth within the Heart of Essex sub-region.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. 	<p>notwithstanding the presence of some major employers in some locations, such as Broomfield.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>	<ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>	<p>Additional provision of employment opportunities at a new settlement would provide mixed use development resulting in benefits such as employment opportunities beyond the settlement itself.</p> <p>However, accessibility to employment opportunities may be restricted, reflecting the detached physical nature of a new settlement.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
		<p>Uncertainties</p> <p>The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>			
<p>4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.</p>	<p>Likely Significant Effects</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers and at key service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. There is a risk that growth could place pressure on existing community facilities and services.</p> <p>There are pockets of deprivation across the Chelmsford City Area, predominantly focused within the Chelmsford Urban Area. By focusing development within and adjacent to the Chelmsford Urban Area the regeneration of brownfield sites and promotion of an urban</p>	<p>Likely Significant Effects</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links.</p> <p>There is a risk that growth could place pressure on existing community facilities and services, However, the viability of existing shops, services and facilities could increase, commensurate with an increased local population. There are pockets of deprivation across the Chelmsford City Area, predominantly focused within the Chelmsford Urban Area. By focusing development</p>	<p>Likely Significant Effects</p> <p>A more dispersed approach, where the quantum of new development delivered within and adjacent to urban areas would be reduced, would lessen the potential benefits of growth to communities in urban areas. However, this approach would support a wider distribution of investment across the City Area and which would support those aspects of the objective that relate to the vitality of rural centres.</p> <p>Whilst growth would be distributed to the City Area's larger villages which offer existing services and facilities, the accessibility of prospective residents to services and facilities is expected to be less under this approach with additional pressure on existing services and facilities. However, supporting infrastructure would be delivered including schools</p>	<p>Likely Significant Effects</p> <p>New residential and employment development in and adjacent to the Chelmsford Urban Area, to the north of South Woodham Ferrers should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. However, this approach would direct some development to transport corridors, potentially reducing the benefits associated with focusing development within and adjacent to urban areas along with uncertainties over whether there can be adequate service provision in transport corridor-related development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new 	<p>Likely Significant Effects</p> <p>New residential and employment development in and adjacent to the Chelmsford Urban Area and at key service settlements should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. A new settlement at Hammonds Farm could, however, mean that benefits in this regard are reduced as a large proportion of new development would be at greater distance from key services and facilities. However, a new settlement presents an opportunity to deliver a new sustainable neighbourhood with associated services and facilities.</p> <p>By focusing some development within and adjacent to the Chelmsford Urban Area, this</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>renaissance, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, the approach will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, there is the potential for the approach to result in a lack of investment in other settlements including service settlements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> Ensuring the scale, type and continuity of service 	<p>within and adjacent to the Chelmsford Urban Area the regeneration of brownfield sites and promotion of an urban renaissance, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives and meets local needs.</p> <p>More broadly, it is anticipated that, in directing growth and investment towards/adjacent to urban areas, this approach will enhance the City Centre (including the public realm) and the vitality and viability of South Woodham Ferrers town centre. However, this approach may result in a lack of investment in other settlements including secondary local centres and service villages and so in particular would not be consistent with those aspects of the objective that seek to support rural vitality.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p>	<p>and healthcare facilities. This would be expected to help address increased demand arising from new development and could also benefit existing residents.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>development supports specific regeneration opportunities where possible.</p> <ul style="list-style-type: none"> Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The effects of diverting investment away from areas needing, and would indirectly benefit from, regeneration. 	<p>approach will help to promote the regeneration of brownfield sites, and address deprivation in these wards, although this will be dependent on the exact location of development and the extent to which it supports wider regeneration initiatives.</p> <p>There is the potential for this approach to result in a lack of investment in other settlements including service settlements,. Further, the delivery of a new settlement could provide a new hub for rural areas, serving villages to the south east of Chelmsford and reducing reliance on services and facilities in the Chelmsford Urban Area, in turn reducing the effectiveness of regeneration initiatives.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that new development supports specific regeneration opportunities where possible. Developer contributions towards key services and facilities should be sought where appropriate. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	provision, particularly for new communities.	<ul style="list-style-type: none"> None identified. Uncertainties <ul style="list-style-type: none"> None at this stage. 			
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, promoting mixed used schemes and the adoption of good design principles are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. This is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>Focusing the majority of new residential and employment development in and adjacent to the Chelmsford Urban Area and to the north of South Woodham Ferrers, and promoting mixed used schemes, are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. This is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the extension of the green wedge, this could help</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>There may be adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. This is likely to be exacerbated through a strategy which includes more dispersed development.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>A more dispersed strategy could result in poorer accessibility to key services such as healthcare.</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>There may be adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements. This is likely to be exacerbated through a strategy which includes more dispersed development.</p> <p>New open space and recreational facilities would be delivered alongside residential development as part of the proposed urban extensions. Together with the protection of the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>There is a risk that demand arising from new residents may undermine the quality of existing services and facilities, although</p>	<p>Likely Significant Effects</p> <p>Provision of new housing will meet help to meet housing requirements across all sections of society, meeting City-wide and settlement-specific demand, thereby contributing to health and well-being.</p> <p>The promotion of mixed use schemes, are together likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Allied with proposed improvements to highway circulation, public transport and walking and cycling is expected to generate a positive effect in relation to the promotion of healthy lifestyles and could help to reduce emissions to air associated with car use.</p> <p>Whilst investment in service provision would be expected as part of new development, there is a risk that demand arising from new residents may not be met within a new settlement, in turn generating additional traffic movements.</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>the existing Green Wedge, this could help to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. Additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions would be required.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable 	<p>to address these deficiencies and provide new opportunities, supporting the health and wellbeing of existing and prospective residents.</p> <p>The concentration of residential development within and adjacent to urban areas should help to ensure that prospective residents have easy access to health care facilities (by virtue of the close proximity of new development to these facilities or through public transport connections). There is a risk that demand arising from new residents may undermine the quality of existing services and facilities. Additional investment in primary healthcare facilities including the provision of new facilities as part of the proposed larger urban extensions would be required.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable 	<p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable proximity to health care facilities. Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>	<p>investment in service provision would be expected as part of development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable proximity to health care facilities. Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should ensure that open space and/or health facilities are provided on and off-site to ensure quality and equality of access. Local Plan policies should consider if/how accessibility to the countryside can be promoted as part of new development. New development should be located in reasonable proximity to health care facilities. Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Urban Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>proximity to health care facilities.</p> <ul style="list-style-type: none"> Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>	<p>proximity to health care facilities.</p> <ul style="list-style-type: none"> Existing open space and recreational facilities should be protected and new provision sought. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>			
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed used urban extensions and the delivery of strategic improvements to the walking/ cycling network are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). The promotion of mixed use sustainable urban extensions is likely to maintain existing, and stimulate investment in, new public transport provision.</p> <p>Directing a proportion of the City Area’s housing requirement to the key service settlements of Great Leighs, Broomfield,</p>	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed used urban extensions and the delivery of strategic improvements to the walking/ cycling network are all likely to reduce the need to travel by car and encourage walking/cycling (as services and employment opportunities would be physically accessible). New development should also</p> <p>be well connected to the existing public transport network.</p> <p>An increase in population and households within the</p>	<p>Likely Significant Effects</p> <p>Distributing a proportion of new development to the City Area’s smaller settlements could help to reduce associated traffic volumes and congestion within and adjacent to the Chelmsford Urban Area. However, whilst these settlements do offer community facilities and services, the range is more limited (although investment supported by new development could help to enhance their sustainability and self-sufficiency). Noting the nature of the proposed additional infrastructure proposed and the more limited local employment opportunities in these smaller settlements, on balance, it is considered that a more</p>	<p>Likely Significant Effects</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed used urban extensions and developments is likely to both reduce the need to travel and promote investment in transport infrastructure.</p> <p>Development along and around the strategic road network is likely to generate more transport movements. Based on current trends, these movements are expected to be by car. This could result in increased pressure on the road network.</p> <p>Mitigation</p>	<p>Likely Significant Effects</p> <p>New residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions and a new settlement is likely to maintain existing, and stimulate investment in, new public transport provision.</p> <p>A stand-alone settlement could result in increased movements/car use as accessibility to key services and facilities as well as employment opportunities in the City/at the settlement itself may be reduced, although there is an opportunity to deliver a new sustainable neighbourhood with associated services and facilities and employment opportunities which could help support the</p>

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	<p>Bicknacre, Boreham and Danbury. could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability of these settlements by supporting investment in community facilities and services, developing their existing strengths which in some cases include key employers and good public transport infrastructure..</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None at this stage.</p>	<p>Chelmsford Urban Area could result in increased pressure on the road network.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>dispersed approach to development is likely to increase the need to travel. This could increase in-commuting to the City Centre with related congestion on the strategic and local road network. The promotion of mixed use sustainable urban extensions is likely to maintain existing, and stimulate investment in, new public transport provision.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> None at this stage. 	<p>creation of a relatively self-contained neighbourhood.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the preparation of green travel plans as part of new development proposals. Local Plan policies should positively promote walking and cycling as part of new developments. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that large strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>The deliverability of transport improvements to support a new settlement.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement			
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). The land around South Woodham Ferrers is also classified as being of predominantly Grade 3 quality whilst Great Leighs is a mix of Grade 2 and Grade 3 land. Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that 	+/-	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). The land around South Woodham Ferrers is also classified as being of predominantly Grade 3 quality whilst Great Leighs is a mix of Grade 2 and Grade 3 land. Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that 	+/-	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). The land around South Woodham Ferrers is also classified as being of predominantly Grade 3 quality whilst Great Leighs is a mix of Grade 2 and Grade 3 land. Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield 	+/-	<p>Likely Significant Effects</p> <p>The limited number of brownfield sites that have not already been earmarked for future development in the City Area mean that greenfield land adjacent to the urban areas of Chelmsford would be required, which over the plan period is expected to be significant.</p> <p>The quality of agricultural land around the settlements is mixed. Outside of the urban area of Chelmsford, the north west is classified as Grade 2 ('Very Good') agricultural land whilst land adjacent to the River Chelmer that runs east from Chelmsford is classified as being of Grade 4 ('Poor') quality. The remainder of the land around Chelmsford is predominantly Grade 3 ('Good/Moderate'). Development under the Spatial Approach therefore has the potential to result in the loss of best and most versatile agricultural land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield 	+/-

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>land). Local Plan policies should prioritise the development of brownfield over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>over greenfield land where possible.</p> <ul style="list-style-type: none"> Local Plan policies should resist the development of best and most versatile agricultural land. Local Plan policies should encourage the management of soils on development sites. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>
<p>8. Water: To conserve and enhance water quality and resources.</p>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <div style="text-align: center;"> </div>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <div style="text-align: center;"> </div>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <div style="text-align: center;"> </div>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <div style="text-align: center;"> </div>	<p>Likely Significant Effects</p> <p>The Water Cycle Study Update (2018) concludes that overall there are no constraints with respect to water service infrastructure and the water environment to deliver development, on the basis that strategic water resource options and wastewater solutions are developed in advance of development coming forward. (note: the Water Cycle Study will be updated for the Review of the Adopted Local Plan.)</p> <div style="text-align: center;"> </div>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>	<p>Mitigation</p> <ul style="list-style-type: none"> It is recommended that the Local Plan includes policies that promote water attenuation systems due to the underlying geology of the area. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water resource use within the City Area in both the short term during construction and in the longer term once development is complete. It is assumed that the Council will liaise with Essex and Suffolk Water with regard to infrastructure requirements for future development. Measures contained in the Essex and Suffolk Water Resources Management Plan would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <p>None identified.</p>

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Urban Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
<p>9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.</p>	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3). 	<p>Likely Significant Effects</p> <p>Flood risk is a potentially significant constraint to future development in the City Area with large parts of the Chelmsford Urban Area in particular being at risk of fluvial flooding. However, given requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p> <p>Environment Agency flood maps indicate that surface water flooding is a potential constraint within the main urban areas of Chelmsford and South Woodham Ferrers. However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by an FRA and incorporate suitable flood alleviation measures (thereby minimising the risk of flooding).</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should avoid development in areas of flood risk (i.e. Flood Zones 2 and 3).

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>	<ul style="list-style-type: none"> Local Plan policies should ensure that any new development avoids increasing the risk of existing development flooding. Local Plan policies should plan for a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. The Local Planning Authority will apply a sequential risk-based approach, including the application of the ‘exception test,’ consistent with the NPPF. <p>Uncertainties</p> <p>None identified.</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement			
10. Air: To improve air quality.	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Directing a proportion of the City Area’s housing requirement to the key service settlements could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability (self-containment) of these settlements by supporting investment in community facilities and services.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. 	+/-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None identified.</p>	+/-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Directing a proportion of the City Area’s housing requirement across a wider area could result in increased car use given the existing size of the settlements and the more limited range of services and jobs they provide. However, new development does present an opportunity to enhance the sustainability (self-containment) of these settlements by supporting investment in community facilities and services.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that larger strategic developments will take place in accordance with good design principles. 	?	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction. In the longer term, once development is complete, the increase in population will in-turn generate additional transport movements and associated emissions to air, which could be mitigated to a degree through the introduction of sustainable transport infrastructure.</p> <p>Directing a proportion of the City Area’s housing requirement to a new settlement could help to support the creation of a relatively self-contained neighbourhood, although this is untested.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to promote sustainable transport. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p>	+/-/?

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None identified.</p>		<ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <p>None identified.</p>	<p>Uncertainties</p> <p>The extent to which air quality will be compromised by development directly associated with transport corridors.</p>	None identified.
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach A are primarily influenced by the quantum of development to be accommodated.</p> <p>The promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach B are primarily influenced by the quantum of development to be accommodated.</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, could be associated with the potential to deliver strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision.</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach C are primarily influenced by the quantum of development to be accommodated.</p> <p>the promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision. .</p> <p>The delivery of urban extensions may present an opportunity to deliver district scale heating systems and which could</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach D are primarily influenced by the quantum of development to be accommodated.</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network.</p> <p>However, focusing additional development on transport corridors could undermine efforts</p>	<p>Likely Significant Effects</p> <p>The volume of greenhouse gas emissions associated with Approach E are primarily influenced by the quantum of development to be accommodated.</p> <p>The concentration of new residential and employment development in and adjacent to urban areas, the promotion of mixed use sustainable urban extensions that reflect good design principles and the delivery of strategic improvements to the walking/cycling network are all likely to reduce the need to travel by car and associated emissions to air including greenhouse gases. New development should also be well connected to the existing public transport network. Development may also help to maintain existing, and stimulate investment in, new public transport provision.</p>

APPENDIX K – APPRAISAL OF ALTERNATIVE SPATIAL APPROACHES

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>systems. However, this will be dependent on site specific proposals and could be limited under this approach if there is incremental development to the urban area.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> Implementation of measures such as district heating networks. 	<p>promote renewable energy generation in the City Area. However, this will be dependent on site specific proposals.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <p>None identified.</p>	<p>at self-containment and encourage car use.</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> Whether sustainable transport solutions can be implemented along growth corridors. 	<p>The degree of self-containment of a relatively small new settlement is untested in respect of travel reduction and the potential for measures such as district heating schemes .</p> <p>Detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should promote high standards of energy efficient design including, where appropriate, renewable energy provision. Opportunities to promote district scale heating networks should be sought as part of the delivery of sustainable urban extensions. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles, <p>Uncertainties</p> <ul style="list-style-type: none"> Viability of district heating networks.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
<p>12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. 	<p>Likely Significant Effects</p> <p>New development will result in increased resource use and the generation of waste in both the short term during construction and in the longer term once development is complete. This will be considered as part of the appraisal of development requirements.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>None identified.</p>
<p>13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.</p>	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers and Great Leighs. These assets include scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers and Gubbion's Hall moated site in</p>	<p>Likely Significant Effects</p> <p>There are a number of designated cultural heritage assets within and in close proximity to the Chelmsford Urban Area, South Woodham Ferrers and Great Leighs. These assets include scheduled monuments (such as Moulsham Bridge in the City of Chelmsford, a Medieval saltern adjacent to Hawbush Creek in South Woodham Ferrers and Gubbion's Hall moated site in</p>	<p>Likely Significant Effects</p> <p>Locating some development to the villages and service settlements of the City Area has the potential to affect a number of other designated cultural assets. These assets include scheduled monuments such as Bicknacre Priory Scheduled Monument in Bicknacre, three scheduled monuments in Danbury (including the Icehouse in Danbury Country Park, Danbury Camp Hill Fort and a</p>	<p>Likely Significant Effects</p> <p>There is the potential for the various cultural heritage assets, as well as other non-designated assets that contribute to the character of the settlements and the City Area as a whole, to be adversely affected by new development. Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where</p>	<p>Likely Significant Effects</p> <p>There is the potential for the various cultural heritage assets, as well as other non-designated assets that contribute to the character of the settlements and the City Area as a whole, to be adversely affected by new development. Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where</p>

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Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>Great Leighs), eight conservation areas within the Chelmsford Urban Area (three of which are on Historic England's Heritage at Risk register), a number of listed buildings and registered parks and gardens to the north east and south west of the Chelmsford Urban Area such as (New Hall Grade I Listed Building). There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development.</p> <p>Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and</p>	<p>Great Leighs), eight conservation areas within the Chelmsford Urban Area (three of which are on Historic England's Heritage at Risk register), a number of listed buildings and registered parks and gardens to the north east and south west of the Chelmsford Urban Area such as (New Hall Grade I Listed Building). There is the potential for these assets, as well as other non-designated assets that contribute to the character of the settlements and buried assets, to be adversely affected by new development.</p> <p>Adverse effects may be encountered during construction and also in the longer term once development has been completed. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and</p>	<p>Medieval tile kiln) and, in Little Waltham, the Settlement site at Ash Tree Corner. In addition to the scheduled monuments noted above, there are a number of listed buildings within and adjacent to the villages and services settlements that may also be affected by new development as well as conservation areas within the villages of Boreham, Broomfield, East Hanningfield, Great Waltham, Little Waltham and Danbury. There are also two registered parks and gardens to the west of Danbury and one registered park in Great Waltham.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. 	<p>development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to 	<p>development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). However, the likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development.</p> <p>Locating new development in close proximity to heritage assets may increase the accessibility of prospective residents to them, generating a positive effect on this objective. There may also be opportunities for heritage-led development which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>enhance areas or buildings of historical, archaeological and cultural value and potentially enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Policies contained within the Local Plan should seek to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>promoting heritage-led development.</p> <ul style="list-style-type: none"> • Policies within the Local Plan should promote high standards of architectural and urban design. • The Local Plan should set out a strategic framework to preserve and enhance historic areas and promote high standards of new development. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>preserve and enhance historic areas and promote high standards of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings. 	<p>preserve and enhance historic areas and promote high standards of new development.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.

Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment. The character of smaller settlements could be adversely affected under this approach, although this will be dependent upon the</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>	<p>Likely Significant Effects</p> <p>Development within and adjacent to the Chelmsford Urban Area could have negative effects although this would be dependent on the scale, height and design of new development. The redevelopment of brownfield sites presents an opportunity to enhance the quality of the built environment and to improve townscapes.</p> <p>Development requirements and the limited number of brownfield sites that have not already been earmarked for future development in the Chelmsford City Area means that greenfield land will be brought forward for development. The area of greenfield land required over the plan period is expected to be substantial. In consequence, there is the potential for significant negative effects on landscape character and visual amenity. However, the magnitude of adverse effects will be dependent on the exact location, density and design of new development in the context of the landscape sensitivity of the receiving environment.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban</p>

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Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. 	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. 	<p>size and sensitivity of these settlements.</p> <p>Maintaining the extent of the Green Wedge together with the adoption of good design principles to proposed urban extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. 	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible. Detailed policies on high quality design should be contained within the Local Plan. Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. 	<p>extensions would help mitigate adverse effects on landscape character arising from new development and maintain separation between built-up areas.</p> <p>It is noted that Hammonds Farm is located within the Lower Chelmer Valley which has a landscape character that has a high sensitivity to change (as per the 2006 Landscape Character Assessment). The 2017 Landscape Sensitivity and Capacity Assessment also confirms that the site has a high landscape sensitivity and that it has only low to medium capacity to accommodate new development. Development of a new settlement in this location would represent substantial development/encroachment into the open countryside beyond the A12. The creation of a new settlement in this location therefore has the potential to generate significant negative effects on landscape.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Local Plan policies should prioritise the development of brownfield land where possible.

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Assessment Objective	Approach A: Growing Existing Strategy	Approach B: Growth in Urban Areas	Approach C: Wider Strategy	Approach D: Growth Along Transport Corridors	Approach E: New Settlement
			<p>Uncertainties</p> <ul style="list-style-type: none"> • The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale. • The effects on the character of smaller settlements which might be identified for growth. 		<ul style="list-style-type: none"> • Detailed policies on high quality design should be contained within the Local Plan. • Policies within the Local Plan and proposals should seek to conserve and enhance the character and quality of the City Area's landscapes and townscapes. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that larger strategic developments will take place in accordance with good design principles. <p>Uncertainties</p> <ul style="list-style-type: none"> • The extent of landscape/ townscape impacts of specific developments, particularly where these are of a significant scale.

APPENDIX L – PROPOSED IIA MONITORING INDICATORS

IIA Objective	Proposed Indicator(s)	Sources(s)
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network.	Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.	Natural England/Chelmsford City Council
	Change in area of designated biodiversity sites.	Authority Monitoring Report (AMR)
	Number of TPO trees or woodland removed as a result of development permitted.	AMR
	Area of priority habitat delivered.	Natural England/Chelmsford City Council
	Number of major developments generating overall biodiversity enhancement.	Natural England/Chelmsford City Council
	Hectares of accessible open space per 1,000 population.	Chelmsford City Council
	Proportion of dwellings completed with access to natural greenspace within 400m.	Chelmsford City Council
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.	Net additional dwellings completed by size and type.	AMR
	Housing land available.	AMR
	Housing affordability ratio.	Ministry of Housing, Communities and Local Government
	Net affordable housing completions.	AMR
	Number of market homes provided on rural exception sites.	AMR
	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved.	AMR
	Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses.	AMR
	Number of new dwellings achieving M4(2) of the Building Regulations 2015.	AMR
	Number of new dwellings achieving M4(3) of the Building Regulations 2015.	AMR

IIA Objective	Proposed Indicator(s)	Sources(s)
	Number of dwellings achieving the Nationally Described Space Standards 2024.	AMR
	Number of self-build homes achieved on developments of more than 100 dwellings.	AMR
	Number and type of specialist residential accommodation achieved on developments of more than 100 dwellings	AMR
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.	Net additional employment floorspace completed including by type.	AMR
	Loss of employment floorspace by type.	AMR
	Employment land available by type.	AMR
	Location of large new office development.	AMR
	Number of businesses.	Nomis
	Jobs density.	Nomis
	Proportion of residents economically active/inactive.	Nomis
	Unemployment rates.	Nomis
	Employment by occupation.	Nomis
	Mean full time workers gross weekly pay.	Nomis
	The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above.	Nomis.
	School capacity/number of school places created.	Essex County Council
Tourist and visitor numbers and spend.	Chelmsford City Council.	
4. Sustainable Living and Revitalisation: To promote	Overall City Area ranking in English Indices of Deprivation.	Ministry of Housing, Communities and Local Government

IIA Objective	Proposed Indicator(s)	Sources(s)
urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.	Ranking of Lower Super Output Areas (LSOAs) of deprivation in the City Area, out of the whole of England.	Ministry of Housing, Communities and Local Government
	Amount of retail floorspace completed.	AMR
	Loss of retail floorspace.	AMR
	New retail and leisure development in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Loss of retail floorspace in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Vacancy rates in Chelmsford City Centre and South Woodham Ferrers Town Centre.	Chelmsford City Council
	Number of applications permitted for new community facilities.	AMR
	Number of community facilities lost to other uses.	AMR
	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres.	Chelmsford City Council
	Neighbourhood Plans and other community-led planning tools being put in place.	AMR
	Provision of key infrastructure.	AMR
	5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area.	Life expectancy at birth.
	Amount of eligible open spaces managed to Green Flag Award standard.	AMR
	Any planning permissions given contrary to Health and Safety Executive advice.	Chelmsford City Council
	Level of open space and sports facility provision.	AMR
	Average distance travelled to work.	Office for National Statistics

IIA Objective	Proposed Indicator(s)	Sources(s)
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Commuting flows.	Office for National Statistics
	Car ownership - % of households owning one or more car/van.	Office for National Statistics
	Travel to work by different modes (e.g. bus, train, car, bike, foot).	Office for National Statistics
	Traffic volumes.	Department for Transport
	Amount of completed development complying with the most up-to-date adopted car-parking Standards.	Chelmsford City Council
	Bus and rail service provision.	Chelmsford City Council
	Park and ride provision.	Chelmsford City Council
	Residential development within 30 minutes public transport of: GP; hospital; primary school; a secondary school; and Chelmsford City Centre and/or South Woodham Ferrers Town Centre.	Chelmsford City Council
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	Net dwelling completions on previously developed land.	AMR
	Total amount of employment floorspace on previously developed land.	AMR
	New residential densities.	AMR
	Number of planning approvals leading the loss of 'best and most versatile' (BMV) agricultural land (i.e. that classified as Grades 1, 2 and 3a within the Agricultural Land Classification (ALC) system).	AMR
	Area of Grade 3a or above land lost to agricultural use as a result of all development.	AMR
8. Water: To conserve and enhance water quality and resources.	% of river stretches with good/very good biological water quality.	Environment Agency
	% of river stretches with good/very good chemical water quality.	Environment Agency

IIA Objective	Proposed Indicator(s)	Sources(s)
	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.	AMR
	Number of dwellings not achieving DM25 Policy requirements for water efficiency of 90 litres/person/day.	AMR
9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.	Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	AMR
	Number of new major developments that incorporate SUDS and reduce water run-off.	AMR
10. Air: To improve air quality.	Air Quality Management Areas declared as a consequence of development.	Chelmsford City Council
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	Renewable energy capacity installed by type.	Chelmsford City Council
	Number of applications permitted for renewable and low carbon technologies.	Chelmsford City Council
	Reduction in carbon dioxide emissions above the requirements of current Building Regulations for non-residential developments of 1,000 sqm or more.	AMR
	Number of new non-residential buildings with a flood area in excess of 500 sqm achieving a minimum BREEAM rating of 'Very Good',	AMR
	CO ₂ emissions per capita.	Department for Business and Trade
	Energy consumption.	Department for Business and Trade

IIA Objective	Proposed Indicator(s)	Sources(s)
	Number of EV charging points for new residential dwellings and the percentage of EV charging points for non-residential buildings.	AMR
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.	Volumes of municipal and commercial and industrial waste generated.	Essex County Council
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.	Number of listed buildings demolished.	Chelmsford City Council
	Number of developments permitted leading to substantial harm or loss of significance of designated heritage assets.	Chelmsford City Council
	Number of developments permitted affecting non-designated heritage assets.	Chelmsford City Council
	Number of developments permitted affecting archaeological sites.	Essex County Council (and Chelmsford City Council)
	Number of heritage assets identified as being 'at risk'.	Historic England
	Number of developments permitted that are extensively harmful to archaeological sites.	Essex County Council (and Chelmsford City Council)
	Completion of Conservation Area Appraisals and Management Plans.	AMR
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.	Harm to non-protected landscape features.	Chelmsford City Council

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

Methodology

In order to provide a reference point for the IIA, all sites which are captured within the SHELAA have been subject to GIS analysis against the fourteen IIA Objectives, such that the sustainability performance of all sites can be compared directly with one another. Criteria/distance thresholds have been identified (**Table M1**) against which site performance has been scored using a RAG approach with straight line distances calculated from the nearest edges of sites and selected features.

The outputs of the analysis are presented in **Tables M2 – M5**, with a webGIS platform used to help inform development and assessment of alternative spatial strategy options.

Table M1 Criteria/Distance Thresholds Applied to SHELAA Sites

Objective & Measure	Red	Amber	Green	Data source	Justification
1. Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the multifunctional green infrastructure network.					
Proximity to Local Nature Reserve	<100m	<800m	>800m	CCC data	
Proximity to National Nature Reserve	<100m	<800m	>800m	Natural England Open Data Geoportals	
Proximity to Priority Habitat Inventory	<100m	<800m	>800m	Natural England Open Data Geoportals	

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

Objective & Measure	Red	Amber	Green	Data source	Justification
Proximity to Sites of Importance for Nature Conservation	<100m	<800m	>800m	Natural England Open Data Geoportals	
Proximity to SAC	<100m	<800m	>800m	Natural England Open Data Geoportals	
Proximity to SSSI	<100m	<800m	>800m	Natural England Open Data Geoportals	RTPI Strategic Env. Assessment Practice Advice 2018. It is recognised that distance is not a definitive guide to the likelihood or significance of effects on a SSSI.
Within SSSI impact risk zone	Exceeds residential limits	Within 10 dwellings of residential limits	No residential limits/under residential limit	https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore	https://naturalengland-defra.opendata.arcgis.com/datasets/sssi-impact-risk-zones-england/explore
Proximity to Local Wildlife Site	<100m	<800m	>800m		
Proximity to Marine Conservation Zone	<100m	<800m	>800m	Natural England Open Data Geoportals	
Proximity to SPA and RAMSAR Sites	<100m	<800m	>800m	Natural England Open Data Geoportals	
Ancient Woodland	<100m	<800m	>800m	Natural England Open Data Geoportals	
2. Housing: To meet the housing needs of the Chelmsford City Area and deliver decent homes.					

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

Objective & Measure	Red	Amber	Green	Data source	Justification
IMD Barriers to housing (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
3. Economy, Skills and Employment: To achieve a strong and stable economy which offers rewarding and well-located employment opportunities to everyone.					
IMD Employment (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
IMD Income (LSOA)	10%-20% most deprived	30-50% deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
Distance to Employment Area	>5km	1-5km	<1km	CCC data	
4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living.					
Distance to Primary Shopping Areas	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Principal Neighbourhood Shopping Area	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Local Neighbourhood Centre	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Primary School	>3.2km	1-3.2km	<1km	CCC data	Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

Objective & Measure	Red	Amber	Green	Data source	Justification
					Transport Guidance, Statutory Guidance for Local Authorities, July 2014)
Distance to Secondary School	>5km	1-5km	<1km	CCC data	Home to School Transport and Travel Guidance, 2014 (Department for Education, Home to School Travel and Transport Guidance, Statutory Guidance for Local Authorities, July 2014)
5. Health and Wellbeing: To improve the health and well being of those living and working in the Chelmsford City area.					
IMD Health (LSOA)	10%-20% most deprived	30-50% most deprived	10-20% least deprived	English indices of deprivation 2019 - GOV.UK	
Distance to GP Practice	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Allotments		>800m	<400m	CCC data	
Distance to Parks and open spaces	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Sports facilities	>800m	400-800m	<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.					
Distance to Bus Stop	>400m		<400m	CCC data	CIHT Planning for Walking Guidelines, 2015
Distance to Train Station	>800m		<800m	CCC data	CIHT Planning for Walking Guidelines, 2015

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

Objective & Measure	Red	Amber	Green	Data source	Justification
Distance to Cycle routes	>800m	400-800m	<400m	CCC data	
Distance to Park and Ride	>800m		<800m	CCC data	
Distance to EV Charge Point	>400m		<400m	Map of electric charging points for electric cars UK: Zapmap	
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.					
Presence of Brownfield land	No	Part	Yes	CCC data	
Agricultural Land Classification	Grades 1, 2 & 3a	Grades 3b & 4	Grade 5	Provisional Agricultural Land Classification (ALC) (England)	
Presence of Contaminated Land	Yes	Part	No	CCC data	
8. Water: To conserve and enhance water quality and resources.					
Distance to Rivers and streams	<10m	10-100m	>100m	CCC data	
Distance to Water bodies	<10m	10-100m	>100m	CCC data	
9. Flood Risk: To reduce the risk of flooding to people and property, taking into account the effects of climate change.					
Presence of Flood Zone	Flood Zones 3a & 3b	Flood Zone 2	Flood Zone 1	Flood map for planning - GOV.UK	

Objective & Measure	Red	Amber	Green	Data source	Justification
Presence of Flood Risk Area	High	Medium	Low/Very Low	Flood Risk Areas - data.gov.uk	
10. Air: To improve air quality.					
NO2 concentration	>40µ/m3		<40µ/m3	UK Emissions Interactive Map	National air quality objectives (https://www.gov.uk/government/statistics/air-quality-statistics/nitrogen-dioxide)
PM10 concentration	>40µ/m3		<40µ/m3	UK Emissions Interactive Map	National air quality objectives (https://uk-air.defra.gov.uk/assets/documents/Air_Quality_Objectives_Update_20230403.pdf)
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.					
Covered by IIA objectives 3, 4, 5, 5 & 9					
12. Waste and Natural Resources: To promote the waste hierarchy (reduce, reuse, recycle, recover) and ensure the sustainable use of natural resources.					
Distance to Waste management site	Within/adjacent		Outside	CCC data	
Presence of Mineral Safeguarded Areas	Within/adjacent		Outside	CCC data	
13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting.					

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

Objective & Measure	Red	Amber	Green	Data source	Justification
Distance to Registered Parks and Gardens	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Scheduled Monuments	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Heritage at Risk	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
Distance to Conservation Areas	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	
Distance to Listed Buildings	Within/ intersecting	0-50m	>50m	Download Listing Data - GIS Shapefiles Historic England	RTPI Practice Advice, 2019
14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.					
Green Belt designation	100% of site area	<100% site area	0% of site area	English local authority Green Belt dataset - data.gov.uk	
Green Wedge designation	100% of site area	<100% site area	0% of site area	CCC data	
Coastal Protection Belt designation	100% of site area	<100% site area	0% of site area	Coastal Protection Zone - Dataset - data.gov.uk	
Tree Preservation Orders	Within/ intersecting		Outside	CCC data	

Table M2 GIS Outputs - IIA Objective 1: Biodiversity and Geodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the green infrastructure network

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_Ag	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford EssexCM1 3PT	CFS14	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
14	Land At Fultons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
18	Land Adjacent The Gables Banters Lane Great Leighs Chelmsford	CFS19	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
20	Longcroft Maldon Road Margaretting Ingatestone Essex CM4 9JR	CFS22	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
25	Land At Seven Ash Green Chelmsford Essex	CFS143	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
35	Land South Of 4 Glenside Parsonage Lane Margarettng Ingatestone Essex	CFS92	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
41	Land South West Of Hillcroft Marigold Lane Stock Ingatestone Essex	CFS35	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
47	Land North Of Hawkin Smiths Farmhouse Wydes Road Highwood Chelmsford Essex	CFS111	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
48	Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	CFS126	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
50	Land South Of Brookmans Farm Back Lane Stock Ingatestone	CFS127	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
52	Street Record Windsor Road Downham Billericay Essex	CFS40	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	GREEN	GREEN	RED	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_Ag	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
76	Land North East Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS234	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
84	Land South Of Hunters Moon Whites Hill Stock Ingatstone Essex	CFS179	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
99	Land North West Of Lammas Cottage High Street Stock Ingatestone Essex	CFS142	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	AMBER
102	Land North East Of Berwyn Maldon Road Margaretting Ingatestone Essex	CFS150	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
113	Land North West Of Woodlands And Rose Marie Banters Lane Great Leighs Chelmsford	15SLAA25	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	GREEN	AMBER	AMBER
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_Ag	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	RED	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
161	Land North West Of Gubbions Hall Farm BanTERS Lane Great Leighs Chelmsford	21SHELAA88	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
163	Crondon Park Golf Club Barn Stock Road Stock Ingatestone Essex	CFS176	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	GREEN	GREEN	RED	GREEN	GREEN	RED	AMBER	GREEN	GREEN	AMBER



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OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
173	Land South East Of 36 Castle Close And North West Of 42 Catherines Close Great Leighs Chelmsford Essex	CFS195	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
174	Former Industrial Site Signals Lane Galleywood Chelmsford Essex	CFS197	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
181	Land East Of Hallfield House Back Lane Little Waltham Chelmsford	CFS138	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_Ag	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
188	Land East Of Signals Lane Galleywood Chelmsford Essex	CFS71	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
193	Land North West Of The Spread Eagle Main Road Margaretting Ingatestone Essex	17SLAA16	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	RED	AMBER	GREEN
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	GREEN	GREEN	RED	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	AMBER	AMBER	GREEN
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
215	Freighter House Depot Drovers Way Boreham Chelmsford Essex	CFS254	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA4	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatstone Essex CM4 9DP	CFS175	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
234	Larmar Engineering Co Ltd Main Road Margarettng Ingatstone Essex CM4 9JD	CFS45	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
243	Jackletts Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
244	Land East And North East Of Three Mile Hill Roundabout Margaretting Ingatestone Essex	21SHELAA85	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	RED
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
254	Land North Of Orchard Way Chelmsford	21SHELAA78	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	GREEN
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	AMBER	AMBER	GREEN
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



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OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	GREEN	GREEN	RED	GREEN	GREEN	RED	RED	GREEN	GREEN	AMBER
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	AMBER
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



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285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
290	Ivy Hill Hotel Writtle Road Margaretting Ingatestone CM4 0EH	21SHELAA62	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	GREEN
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
294	Land West Of Farrow Road Chelmsford Essex	CFS137	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	GREEN	GREEN	RED	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	RED
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
313	Storage Adjacent Pond View BanTERS Lane Great Leighs Chelmsford	17SLAA1	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	RED	AMBER	AMBER	AMBER	RED	AMBER	AMBER	GREEN
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
322	Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	15SLAA4	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	GREEN	GREEN	RED	RED	No data	RED	GREEN	RED	RED	GREEN
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
328	Field At Crondon Park Lane Stock Ingatestone Essex	17SLAA5	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
338	Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	17SLAA30	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
352	Land North, South And East Of Sheepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	RED	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	AMBER	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj1_Proximity_to_Local_Nature_Reserve_RAG	Obj1_Proximity_to_National_Nature_Reserve_RAG	Obj1_Proximity_to_Priority_Habitat_Inventory_RAG	Obj1_Proximity_to_Sites_of_Importance_for_Nature_Conservation_RA	Obj1_Proximity_to_SAC_RAG	Obj1_Proximity_to_SSSI_RAG	Obj1_Proximity_to_Local_Wildlife_Site_RAG	Obj1_Proximity_to_Marine_Conservation_Zone_RAG	Obj1_Proximity_to_SPA_and_RAMSAR_Sites_RAG	Obj1_Ancient_Woodland_RAG
370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	RED	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	GREEN	GREEN	RED	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	GREEN	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	GREEN	GREEN	RED	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	GREEN	GREEN	RED	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN	AMBER
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	AMBER	GREEN	RED	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	AMBER
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN

Table M3 GIS Outputs - IIA Objective 2. IMD Barriers to Housing; Objective 3. Economy, Skills & Employment; Objective 4. Sustainable Living and Revitalisation: To promote urban renaissance and support the vitality of rural centres, tackle deprivation and promote sustainable living; Objective 5. Health and Wellbeing: To improve the health and wellbeing of those living and working in the Chelmsford City Area; and Objective 6. Transport: To reduce the need to travel, promote more sustainable modes of transport and align investment in infrastructure with growth.

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Scondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	GREEN	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	RED	RED
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	RED	RED
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	AMBER	AMBER	AMBER	RED	RED	GREEN	AMBER	GREEN	RED	RED
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	RED	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	AMBER	AMBER	AMBER	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford Essex CM1 3PT	CFS14	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
14	Land At Fultons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	AMBER	AMBER	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
18	Land Adjacent The Gables BanTERS Lane Great Leighs Chelmsford	CFS19	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
20	Longcroft Maldon Road Margaretting Ingatestone Essex CM4 9JR	CFS22	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EY_Charge_Point_RAG
25	Land At Seven Ash Green Chelmsford Essex	CFS143	AMBER	AMBER	GREEN	AMBER	RED	GREEN	AMBER	GREEN	RED	RED
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	AMBER	GREEN	GREEN	RED	RED	RED	GREEN	GREEN	RED	GREEN
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	AMBER	AMBER	AMBER	RED	GREEN	GREEN	RED	GREEN	AMBER	RED
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
35	Land South Of 4 Glenside Parsonage Lane Margaretting Ingatestone Essex	CFS92	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	AMBER	GREEN	GREEN	RED	AMBER	RED	RED	GREEN	GREEN	RED
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
41	Land South West Of Hillcroft Marigold Lane Stock Ingatstone Essex	CFS35	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	RED	RED
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
47	Land North Of Hawkin Smiths Farmhouse Wydes Road Highwood Chelmsford Essex	CFS111	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
48	Brookmans Farm Back Lane Stock Ingatstone CM4 9DD	CFS126	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
50	Land South Of Brookmans Farm Back Lane Stock Ingatstone	CFS127	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
52	Street Record Windsor Road Downham Billericay Essex	CFS40	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EY_Charge_Point_RAG
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	GREEN	RED
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN	RED	GREEN	AMBER	RED
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	AMBER	GREEN	AMBER	AMBER	RED	AMBER	RED	GREEN	AMBER	RED
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
76	Land North East Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS234	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	AMBER	AMBER	AMBER	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	AMBER	GREEN	GREEN	RED	GREEN	AMBER	RED	GREEN	GREEN	RED
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	RED	AMBER	AMBER	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
84	Land South Of Hunters Moon Whites Hill Stock Ingatestone Essex	CFS179	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	RED	RED
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	AMBER	AMBER	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	AMBER	AMBER	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
99	Land North West Of Lammas Cottage High Street Stock Ingatstone Essex	CFS142	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	RED	GREEN	AMBER	RED	RED	AMBER	AMBER	GREEN	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
102	Land North East Of Berwyn Maldon Road Margareting Ingatstone Essex	CFS150	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EY_Charge_Point_RAG
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	AMBER	AMBER	AMBER	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
113	Land North West Of Woodlands And Rose Marie Banters Lane Great Leighs Chelmsford	15SLAA25	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	RED	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	AMBER	GREEN	GREEN	AMBER	RED	GREEN	RED	GREEN	RED	GREEN
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charging_Point_RAG
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	AMBER	GREEN
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	GREEN
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	AMBER	GREEN	GREEN	RED	RED	AMBER	GREEN	GREEN	AMBER	RED
127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	AMBER	AMBER	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	RED	AMBER	AMBER	RED	AMBER	RED	RED	GREEN	GREEN	RED
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	RED	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EY_Charge_Point_RAG
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	AMBER	AMBER	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	AMBER	AMBER	AMBER	RED	RED	GREEN	AMBER	GREEN	RED	RED
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	AMBER	AMBER	AMBER	RED	AMBER	AMBER	AMBER	GREEN	RED	RED
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	AMBER	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	AMBER	GREEN	GREEN	GREEN	RED	AMBER	RED	GREEN	RED	RED
161	Land North West Of Gubbions Hall Farm Banters Lane Great Leighs Chelmsford	21SHELAA88	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
163	Crondon Park Golf Club Barn Stock Road Stock Ingatstone Essex	CFS176	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	RED	GREEN	AMBER	RED	RED	RED	GREEN	GREEN	GREEN	RED
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	AMBER	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
173	Land South East Of 36 Castle Close And North West Of 42 Catherines Close Great Leighs Chelmsford Essex	CFS195	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
174	Former Industrial Site Rignals Lane Galleywood Chelmsford Essex	CFS197	AMBER	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EY_Charge_Point_RAG
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED
179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
181	Land East Of Halffield House Back Lane Little Waltham Chelmsford	CFS138	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
188	Land East Of Signals Lane Galleywood Chelmsford Essex	CFS71	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	RED	AMBER	AMBER	RED	RED	AMBER	RED	AMBER	GREEN	RED
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	AMBER	AMBER	AMBER	GREEN	RED	GREEN	RED	GREEN	RED	GREEN
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
193	Land North West Of The Spread Eagle Main Road Margarettng Ingatestone Essex	17SLAA16	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	AMBER	AMBER	AMBER	RED	GREEN	GREEN	RED	GREEN	AMBER	RED
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	AMBER	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	AMBER	RED
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	AMBER	GREEN	GREEN	AMBER	GREEN	AMBER	RED	GREEN	RED	RED
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	GREEN	RED
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	AMBER	GREEN	GREEN	RED	AMBER	AMBER	AMBER	GREEN	AMBER	GREEN
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	AMBER	RED
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	AMBER	GREEN	GREEN	GREEN	RED	AMBER	RED	GREEN	AMBER	GREEN
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	AMBER	RED
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	AMBER	AMBER	AMBER	AMBER	RED	GREEN	RED	GREEN	AMBER	RED
215	Freighter House Depot Drovers Way Boreham Chelmsford Essex	CFS254	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	AMBER	AMBER	AMBER	RED	AMBER	GREEN	RED	GREEN	RED	RED
218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	GREEN
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	AMBER	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	AMBER	GREEN	GREEN	RED	AMBER	RED	RED	GREEN	GREEN	RED
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	RED	GREEN	GREEN	RED	RED	RED	GREEN	GREEN	GREEN	RED
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	AMBER	RED
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA4	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatstone Essex CM4 9DP	CFS175	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	GREEN	RED
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	RED	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED

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234	Larmar Engineering Co Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	CFS45	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	AMBER	RED
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
243	Jackletts Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
244	Land East And North East Of Three Mile Hill Roundabout Margaretting Ingatestone Essex	21SHELAA85	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	RED	AMBER	AMBER	RED	GREEN	AMBER	RED	GREEN	GREEN	RED
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED

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247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	GREEN
251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	AMBER	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	GREEN
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
254	Land North Of Orchard Way Chelmsford	21SHELAA78	RED	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	RED	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	RED	RED
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED



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261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	AMBER	GREEN	GREEN	RED	RED	GREEN	AMBER	GREEN	GREEN	RED
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	AMBER	GREEN	GREEN	AMBER	RED	AMBER	RED	GREEN	RED	RED
267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN	RED	GREEN	GREEN	RED
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	RED	RED
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	AMBER	AMBER	AMBER	RED	AMBER	AMBER	RED	GREEN	AMBER	RED
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	AMBER	GREEN	GREEN	RED	GREEN	RED	RED	GREEN	AMBER	RED
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	GREEN	RED
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	RED	GREEN	GREEN	RED	RED	RED	GREEN	GREEN	GREEN	RED
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	AMBER	AMBER	GREEN	RED	AMBER	GREEN	RED	GREEN	RED	RED
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	AMBER	AMBER	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	RED	GREEN	GREEN	RED	RED	RED	AMBER	AMBER	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
290	Ivy Hill Hotel Writtle Road Margaretting Ingatestone CM4 0EH	21SHELAA62	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	GREEN
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	GREEN
294	Land West Of Farrow Road Chelmsford Essex	CFS137	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	GREEN
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
313	Storage Adjacent Pond View Banthers Lane Great Leighs Chelmsford	17SLAA1	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
322	Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	15SLAA4	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	RED	AMBER	AMBER	RED	RED	AMBER	RED	GREEN	GREEN	RED
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	AMBER	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
328	Field At Crondon Park Lane Stock Ingatestone Essex	17SLAA5	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	RED	RED
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	RED	AMBER	AMBER	RED	RED	RED	GREEN	GREEN	GREEN	RED
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	RED	AMBER	AMBER	RED	RED	GREEN	RED	GREEN	GREEN	RED
337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	RED	RED
338	Land North Of Communication Station At Bushy Hill Edwinds Hall Road Woodham Ferrers Chelmsford	17SLAA30	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	GREEN	RED
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	AMBER	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	AMBER	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	AMBER	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	RED	GREEN	AMBER	RED	RED	RED	AMBER	AMBER	GREEN	RED
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	AMBER	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	AMBER	GREEN	GREEN	RED	AMBER	RED	AMBER	GREEN	AMBER	RED
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	AMBER	AMBER	AMBER	RED	GREEN	GREEN	RED	GREEN	GREEN	GREEN
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
352	Land North, South And East Of Sheepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	RED	AMBER	AMBER	RED	RED	RED	AMBER	GREEN	RED	RED
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	AMBER	GREEN
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	AMBER	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	AMBER	AMBER	AMBER	GREEN	RED	AMBER	RED	GREEN	RED	GREEN
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	AMBER	GREEN	GREEN	AMBER	AMBER	RED	RED	GREEN	GREEN	RED



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_Housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	RED	GREEN	AMBER	RED	RED	RED	RED	GREEN	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	RED	AMBER	AMBER	RED	RED	GREEN	AMBER	GREEN	GREEN	RED
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	AMBER	GREEN	GREEN	RED	AMBER	AMBER	RED	GREEN	GREEN	RED
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	RED	GREEN	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	AMBER	GREEN	GREEN	RED	AMBER	GREEN	RED	GREEN	GREEN	RED
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	AMBER	GREEN	GREEN	RED	RED	GREEN	AMBER	GREEN	GREEN	RED
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	RED	GREEN	GREEN	RED	RED	RED	AMBER	GREEN	GREEN	RED
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	AMBER	GREEN	GREEN	RED	RED	AMBER	RED	AMBER	GREEN	RED
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	RED	GREEN	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	RED	GREEN	GREEN	RED	RED	AMBER	RED	GREEN	GREEN	RED
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj2_IMD_Barriers_to_housing_LSOA_RAG	Obj3_IMD_Employment_LSOA_RAG	Obj3_IMD_Income_LSOA_RAG	Obj4_Distance_to_Primary_Shopping_Areas_RAG	Obj4_Distance_to_Principal_Neighbourhood_Shopping_Area_RAG	Obj4_Distance_to_Local_Neighbourhood_Centre_RAG	Obj4_Distance_to_Primary_School_RAG	Obj4_Distance_to_Secondary_School_RAG	Obj5_Distance_to_GP_Practice_RAG	Obj6_Distance_to_EV_Charge_Point_RAG
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	AMBER	AMBER	AMBER	AMBER	RED	GREEN	RED	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	RED	GREEN	AMBER	RED	RED	RED	AMBER	GREEN	AMBER	RED
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	RED	AMBER	AMBER	RED	RED	RED	RED	GREEN	GREEN	RED
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	RED	GREEN	GREEN	RED	RED	RED	RED	GREEN	GREEN	RED
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	RED	AMBER	AMBER	RED	AMBER	AMBER	RED	GREEN	GREEN	RED
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	RED	AMBER	AMBER	RED	RED	RED	RED	AMBER	GREEN	RED
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	AMBER	AMBER	GREEN	RED	RED	AMBER	RED	GREEN	AMBER	RED
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	AMBER	GREEN	GREEN	RED	RED	AMBER	AMBER	GREEN	AMBER	RED
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	AMBER	GREEN	GREEN	AMBER	RED	AMBER	RED	GREEN	AMBER	GREEN
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	RED	GREEN	GREEN	RED	RED	GREEN	RED	GREEN	GREEN	RED
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	RED	AMBER	GREEN	RED	RED	RED	RED	AMBER	GREEN	RED

Table M4 IIA Objective 7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils; Objective 8. Water: To conserve and enhance water quality and resources; and Objective 9. Flood Risk and Coastal Erosion: To reduce the risk of flooding and coastal erosion to people and property, taking into account the effects of climate change.

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	GREEN	GREEN	GREEN	GREEN	AMBER
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	GREEN	GREEN	GREEN	GREEN	GREEN
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	GREEN	GREEN	GREEN	GREEN	GREEN
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	GREEN	GREEN	GREEN	GREEN	GREEN
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	GREEN	GREEN	GREEN	GREEN	GREEN
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	GREEN	GREEN	RED	AMBER	GREEN
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	GREEN	GREEN	GREEN	GREEN	GREEN
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	GREEN	GREEN	GREEN	GREEN	GREEN
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	GREEN	GREEN	GREEN	GREEN	GREEN
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	GREEN	GREEN	GREEN	GREEN	GREEN
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	GREEN	GREEN	GREEN	GREEN	GREEN
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	GREEN	GREEN	RED	RED	GREEN
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford Essex CM1 3PT	CFS14	GREEN	AMBER	GREEN	GREEN	GREEN
14	Land At Fultons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	GREEN	GREEN	GREEN	GREEN	GREEN
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	GREEN	AMBER	GREEN	GREEN	GREEN
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	GREEN	GREEN	AMBER	GREEN	GREEN
18	Land Adjacent The Gables BanTERS Lane Great Leighs Chelmsford	CFS19	GREEN	GREEN	GREEN	GREEN	GREEN
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	GREEN	GREEN	GREEN	GREEN	GREEN
20	Longcroft Maldon Road Margaretting Ingatestone Essex CM4 9JR	CFS22	GREEN	GREEN	AMBER	RED	GREEN
21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	GREEN	GREEN	RED	RED	GREEN
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	GREEN	GREEN	GREEN	GREEN	GREEN
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	GREEN	GREEN	GREEN	GREEN	GREEN
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	GREEN	GREEN	GREEN	GREEN	GREEN
25	Land At Seven Ash Green Chelmsford Essex	CFS143	GREEN	GREEN	AMBER	RED	AMBER
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	RED	GREEN	RED	RED	GREEN
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	GREEN	GREEN	GREEN	GREEN	GREEN
28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	GREEN	GREEN	GREEN	GREEN	GREEN
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	GREEN	GREEN	AMBER	RED	GREEN
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	GREEN	GREEN	GREEN	GREEN	AMBER
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	AMBER	GREEN	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	GREEN	GREEN	GREEN	GREEN	GREEN
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	GREEN	GREEN	GREEN	GREEN	GREEN
35	Land South Of 4 Glenside Parsonage Lane Margarettng Ingatestone Essex	CFS92	GREEN	GREEN	GREEN	GREEN	GREEN
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	GREEN	GREEN	RED	RED	GREEN
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	GREEN	AMBER	RED	RED	GREEN
39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	GREEN	GREEN	GREEN	GREEN	GREEN
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	GREEN	GREEN	GREEN	GREEN	GREEN
41	Land South West Of Hillcroft Marigold Lane Stock Ingatestone Essex	CFS35	GREEN	GREEN	GREEN	GREEN	GREEN
42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	GREEN	GREEN	GREEN	GREEN	GREEN
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	GREEN	GREEN	RED	RED	GREEN
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	GREEN	GREEN	GREEN	GREEN	GREEN
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	GREEN	AMBER	GREEN	GREEN	GREEN
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	GREEN	GREEN	GREEN	GREEN	GREEN
47	Land North Of Hawkin Smiths Farmhouse Wykes Road Highwood Chelmsford Essex	CFS111	GREEN	GREEN	GREEN	GREEN	GREEN
48	Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	CFS126	GREEN	GREEN	GREEN	GREEN	GREEN
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	GREEN	GREEN	AMBER	GREEN	GREEN
50	Land South Of Brookmans Farm Back Lane Stock Ingatestone	CFS127	GREEN	GREEN	GREEN	GREEN	GREEN
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
52	Street Record Windsor Road Downham Billericay Essex	CFS40	GREEN	GREEN	GREEN	GREEN	GREEN
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	GREEN	GREEN	GREEN	GREEN	GREEN
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	GREEN	GREEN	GREEN	GREEN	GREEN
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	GREEN	GREEN	GREEN	GREEN	GREEN
56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	RED	GREEN	GREEN	GREEN	AMBER
57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	RED	GREEN	GREEN	GREEN	AMBER
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	GREEN	GREEN	GREEN	GREEN	GREEN
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	GREEN	GREEN	GREEN	GREEN	GREEN
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	GREEN	GREEN	GREEN	GREEN	GREEN
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	GREEN	GREEN	GREEN	GREEN	AMBER
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	GREEN	GREEN	GREEN	GREEN	GREEN
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	GREEN	GREEN	AMBER	GREEN	GREEN
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	GREEN	GREEN	GREEN	RED	AMBER
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	GREEN	GREEN	GREEN	GREEN	GREEN
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	GREEN	GREEN	GREEN	GREEN	GREEN
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	GREEN	GREEN	AMBER	GREEN	GREEN
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	GREEN	AMBER	GREEN	GREEN	GREEN
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	GREEN	GREEN	GREEN	GREEN	GREEN
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	GREEN	GREEN	GREEN	GREEN	GREEN
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	GREEN	GREEN	GREEN	GREEN	GREEN
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	GREEN	GREEN	GREEN	GREEN	GREEN
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	GREEN	GREEN	GREEN	GREEN	GREEN
75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	GREEN	GREEN	GREEN	GREEN	GREEN
76	Land North East Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS234	GREEN	GREEN	GREEN	GREEN	GREEN
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	GREEN	GREEN	RED	GREEN	GREEN
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	GREEN	GREEN	RED	GREEN	GREEN
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	GREEN	AMBER	GREEN	GREEN	GREEN
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	GREEN	GREEN	GREEN	GREEN	GREEN
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	GREEN	AMBER	GREEN	GREEN	GREEN
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	GREEN	GREEN	GREEN	GREEN	GREEN
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	RED	GREEN	GREEN	GREEN	AMBER
84	Land South Of Hunters Moon Whites Hill Stock Ingatestone Essex	CFS179	GREEN	GREEN	GREEN	GREEN	GREEN
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	GREEN	GREEN	GREEN	GREEN	GREEN
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	GREEN	GREEN	GREEN	GREEN	GREEN
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	GREEN	GREEN	GREEN	GREEN	GREEN
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	GREEN	GREEN	GREEN	GREEN	GREEN
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	GREEN	GREEN	GREEN	GREEN	GREEN
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	GREEN	GREEN	GREEN	GREEN	GREEN
92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	GREEN	GREEN	GREEN	GREEN	GREEN
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	GREEN	GREEN	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	GREEN	GREEN	GREEN	GREEN	GREEN
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	GREEN	GREEN	AMBER	RED	GREEN
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	GREEN	GREEN	AMBER	RED	GREEN
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	GREEN	GREEN	GREEN	GREEN	GREEN
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	GREEN	GREEN	GREEN	GREEN	GREEN
99	Land North West Of Lammas Cottage High Street Stock Ingatestone Essex	CFS142	GREEN	GREEN	GREEN	GREEN	GREEN
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	GREEN	GREEN	GREEN	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	GREEN	GREEN	GREEN	GREEN	GREEN
102	Land North East Of Berwyn Maldon Road Margaretting Ingatestone Essex	CFS150	GREEN	GREEN	GREEN	GREEN	GREEN
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	RED	GREEN	GREEN	GREEN	GREEN
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	GREEN	GREEN	GREEN	GREEN	GREEN
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	GREEN	GREEN	GREEN	GREEN	GREEN
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flood_Risk_Area_RAG
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	GREEN	AMBER	GREEN	GREEN	GREEN
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	GREEN	GREEN	GREEN	GREEN	GREEN
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	GREEN	GREEN	RED	RED	GREEN
110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	GREEN	GREEN	GREEN	GREEN	GREEN
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	GREEN	GREEN	GREEN	GREEN	GREEN
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	GREEN	GREEN	GREEN	GREEN	GREEN
113	Land North West Of Woodlands And Rose Marie BanTERS Lane Great Leighs Chelmsford	15SLAA25	GREEN	GREEN	GREEN	GREEN	GREEN
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	GREEN	GREEN	GREEN	GREEN	GREEN
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	GREEN	GREEN	GREEN	GREEN	GREEN
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	GREEN	GREEN	GREEN	GREEN	GREEN
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	RED	RED	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	GREEN	GREEN	GREEN	GREEN	GREEN
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	GREEN	GREEN	GREEN	GREEN	GREEN
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	GREEN	GREEN	GREEN	GREEN	GREEN
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	GREEN	GREEN	RED	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	GREEN	GREEN	GREEN	GREEN	GREEN
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	GREEN	GREEN	GREEN	GREEN	GREEN
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	GREEN	GREEN	RED	RED	GREEN
127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	GREEN	GREEN	GREEN	GREEN	GREEN
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	GREEN	GREEN	RED	RED	GREEN
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	GREEN	GREEN	GREEN	RED	GREEN
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	GREEN	GREEN	AMBER	GREEN	GREEN
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	RED	GREEN	RED	RED	GREEN
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	GREEN	AMBER	GREEN	RED	GREEN
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	GREEN	GREEN	GREEN	GREEN	GREEN
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	RED	GREEN	GREEN	RED	GREEN
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	RED	RED	AMBER
136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	GREEN	GREEN	GREEN	GREEN	GREEN
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	GREEN	GREEN	GREEN	GREEN	GREEN
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	GREEN	AMBER	GREEN	GREEN	GREEN
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	GREEN	GREEN	GREEN	GREEN	GREEN
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	GREEN	GREEN	AMBER	GREEN	GREEN

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OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	GREEN	GREEN	GREEN	GREEN	GREEN
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	GREEN	GREEN	GREEN	GREEN	GREEN
144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	GREEN	GREEN	GREEN	GREEN	GREEN
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	GREEN	GREEN	GREEN	GREEN	GREEN
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	GREEN	GREEN	RED	GREEN	GREEN
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	GREEN	GREEN	GREEN	GREEN	GREEN
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	GREEN	GREEN	RED	RED	AMBER
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	GREEN	GREEN	GREEN	GREEN	GREEN
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	GREEN	GREEN	RED	AMBER	GREEN
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	GREEN	GREEN	GREEN	GREEN	AMBER
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	GREEN	GREEN	GREEN	GREEN	GREEN
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	GREEN	GREEN	RED	RED	GREEN
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	GREEN	GREEN	GREEN	GREEN	GREEN
155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	GREEN	GREEN	RED	RED	GREEN
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	GREEN	AMBER	RED	RED	GREEN
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	GREEN	GREEN	RED	RED	GREEN
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	GREEN	GREEN	RED	RED	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	GREEN	AMBER	AMBER	GREEN	GREEN
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	GREEN	GREEN	GREEN	GREEN	AMBER

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OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
161	Land North West Of Gubbions Hall Farm BanTERS Lane Great Leighs Chelmsford	21SHELAA88	GREEN	GREEN	GREEN	GREEN	GREEN
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	GREEN	GREEN	GREEN	GREEN	GREEN
163	Crondon Park Golf Club Barn Stock Road Stock Ingatestone Essex	CFS176	GREEN	GREEN	GREEN	GREEN	GREEN
164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	GREEN	GREEN	GREEN	GREEN	GREEN
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	GREEN	GREEN	GREEN	GREEN	GREEN
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	GREEN	GREEN	GREEN	GREEN	GREEN
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	GREEN	GREEN	RED	RED	GREEN
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	GREEN	GREEN	GREEN	GREEN	GREEN
169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	GREEN	GREEN	GREEN	GREEN	AMBER
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	GREEN	GREEN	GREEN	GREEN	GREEN
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	GREEN	GREEN	GREEN	GREEN	GREEN
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	GREEN	GREEN	AMBER	GREEN	GREEN
173	Land South East Of 36 Castle Close And North West Of 42 Catherines Close Great Leighs Chelmsford Essex	CFS195	GREEN	GREEN	GREEN	GREEN	GREEN
174	Former Industrial Site Signals Lane Galleywood Chelmsford Essex	CFS197	GREEN	GREEN	GREEN	GREEN	GREEN
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	GREEN	GREEN	AMBER	RED	AMBER
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	GREEN	GREEN	GREEN	GREEN	GREEN
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	GREEN	GREEN	GREEN	GREEN	GREEN
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	GREEN	GREEN	AMBER	AMBER	GREEN



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	GREEN	GREEN	RED	RED	GREEN
180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	GREEN	GREEN	GREEN	GREEN	GREEN
181	Land East Of Hallfield House Back Lane Little Waltham Chelmsford	CFS138	GREEN	GREEN	GREEN	GREEN	GREEN
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	GREEN	GREEN	GREEN	AMBER	GREEN
183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	GREEN	GREEN	GREEN	GREEN	GREEN
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	GREEN	GREEN	AMBER	GREEN	GREEN
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	GREEN	GREEN	RED	RED	GREEN
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	GREEN	GREEN	GREEN	GREEN	GREEN
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	GREEN	AMBER	GREEN	GREEN	GREEN
188	Land East Of Rignals Lane Galleywood Chelmsford Essex	CFS71	GREEN	GREEN	GREEN	GREEN	GREEN
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	GREEN	GREEN	GREEN	GREEN	GREEN
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	GREEN	GREEN	RED	RED	GREEN
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	GREEN	GREEN	GREEN	RED	AMBER
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	GREEN	GREEN	GREEN	GREEN	GREEN
193	Land North West Of The Spread Eagle Main Road Margaretting Ingatestone Essex	17SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	GREEN	GREEN	AMBER	RED	GREEN
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	GREEN	GREEN	GREEN	GREEN	AMBER
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	GREEN	GREEN	GREEN	GREEN	GREEN



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	GREEN	GREEN	GREEN	GREEN	GREEN
198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	GREEN	GREEN	AMBER	AMBER	GREEN
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	GREEN	GREEN	GREEN	GREEN	GREEN
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	GREEN	GREEN	RED	RED	GREEN
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	GREEN	GREEN	GREEN	GREEN	GREEN
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	GREEN	GREEN	RED	GREEN	GREEN
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	GREEN	GREEN	GREEN	GREEN	GREEN
205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	GREEN	GREEN	GREEN	GREEN	AMBER
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	GREEN	GREEN	GREEN	GREEN	GREEN
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	GREEN	GREEN	RED	RED	AMBER
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	GREEN	GREEN	GREEN	GREEN	GREEN
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	GREEN	GREEN	GREEN	GREEN	GREEN
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	GREEN	GREEN	AMBER	GREEN	GREEN
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	GREEN	GREEN	GREEN	GREEN	GREEN
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	GREEN	GREEN	GREEN	GREEN	AMBER
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	GREEN	GREEN	GREEN	GREEN	GREEN
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	GREEN	GREEN	AMBER	RED	AMBER
215	Freighter House Depot Drovers Way Boreham Chelmsford Essex	CFS254	GREEN	GREEN	GREEN	GREEN	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	GREEN	GREEN	AMBER	RED	AMBER
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	GREEN	GREEN	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	GREEN	GREEN	RED	RED	AMBER
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	GREEN	GREEN	GREEN	GREEN	GREEN
220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	GREEN	GREEN	RED	RED	GREEN
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	GREEN	GREEN	GREEN	GREEN	GREEN
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	GREEN	GREEN	GREEN	GREEN	GREEN
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA4	GREEN	GREEN	GREEN	AMBER	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	GREEN	GREEN	GREEN	GREEN	GREEN
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	GREEN	GREEN	GREEN	GREEN	GREEN
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	GREEN	GREEN	RED	RED	GREEN
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	GREEN	GREEN	RED	RED	GREEN
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatestone Essex CM4 9DP	CFS175	GREEN	GREEN	GREEN	GREEN	GREEN
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	GREEN	GREEN	GREEN	GREEN	GREEN
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	GREEN	GREEN	GREEN	GREEN	GREEN
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	GREEN	GREEN	GREEN	GREEN	GREEN
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	RED	GREEN	GREEN	GREEN	AMBER
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	GREEN	GREEN	GREEN	RED	GREEN
234	Lamar Engineering Co Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	CFS45	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	GREEN	GREEN	GREEN	GREEN	GREEN
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	GREEN	GREEN	GREEN	GREEN	GREEN
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	GREEN	GREEN	GREEN	GREEN	GREEN
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	RED	AMBER	RED	RED	GREEN
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	GREEN	GREEN	RED	RED	GREEN
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	GREEN	GREEN	RED	GREEN	GREEN
243	Jackletts Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	GREEN	GREEN	GREEN	GREEN	GREEN
244	Land East And North East Of Three Mile Hill Roundabout Margaretting Ingatestone Essex	21SHELAA85	GREEN	GREEN	AMBER	GREEN	GREEN
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	RED	GREEN	GREEN	GREEN	AMBER
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	GREEN	GREEN	GREEN	GREEN	GREEN
247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	RED	GREEN	RED	RED	GREEN
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	GREEN	GREEN	GREEN	GREEN	GREEN
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	GREEN	GREEN	GREEN	GREEN	GREEN
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	GREEN	GREEN	GREEN	GREEN	GREEN
251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	GREEN	GREEN	RED	RED	GREEN
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	GREEN	GREEN	GREEN	GREEN	GREEN
254	Land North Of Orchard Way Chelmsford	21SHELAA78	GREEN	GREEN	GREEN	GREEN	GREEN
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	GREEN	GREEN	GREEN	GREEN	GREEN
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	GREEN	GREEN	RED	RED	GREEN
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	GREEN	GREEN	GREEN	GREEN	GREEN
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	GREEN	GREEN	RED	RED	GREEN
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	GREEN	GREEN	GREEN	GREEN	GREEN
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	GREEN	GREEN	AMBER	GREEN	GREEN
261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	GREEN	AMBER	RED	RED	GREEN
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	GREEN	GREEN	GREEN	GREEN	GREEN
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	GREEN	GREEN	GREEN	GREEN	GREEN
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	GREEN	GREEN	GREEN	GREEN	GREEN
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	RED	GREEN	GREEN	GREEN	AMBER
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	GREEN	GREEN	AMBER	GREEN	AMBER
267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	RED	GREEN	RED	RED	GREEN
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	GREEN	GREEN	GREEN	GREEN	AMBER
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	GREEN	GREEN	GREEN	GREEN	GREEN
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	GREEN	GREEN	GREEN	GREEN	GREEN
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	GREEN	GREEN	GREEN	GREEN	GREEN
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	AMBER	GREEN	GREEN	GREEN	AMBER
275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	GREEN	GREEN	GREEN	GREEN	AMBER
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	RED	GREEN	GREEN	GREEN	AMBER
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	GREEN	GREEN	RED	RED	AMBER
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	GREEN	GREEN	GREEN	GREEN	GREEN
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	GREEN	GREEN	GREEN	GREEN	GREEN
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	GREEN	GREEN	GREEN	GREEN	GREEN
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	GREEN	GREEN	GREEN	GREEN	GREEN
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	GREEN	GREEN	GREEN	GREEN	AMBER
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	GREEN	AMBER	GREEN	GREEN	GREEN
285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	GREEN	GREEN	GREEN	GREEN	GREEN
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	GREEN	AMBER	GREEN	GREEN	GREEN
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	GREEN	GREEN	AMBER	AMBER	GREEN
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	GREEN	GREEN	GREEN	GREEN	GREEN
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flood_Risk_Area_RAG
290	Ivy Hill Hotel Writtle Road Margaretting Ingatestone CM4 0EH	21SHELAA62	GREEN	GREEN	GREEN	GREEN	GREEN
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	GREEN	GREEN	GREEN	GREEN	GREEN
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	GREEN	GREEN	GREEN	GREEN	GREEN
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	GREEN	GREEN	RED	RED	GREEN
294	Land West Of Farrow Road Chelmsford Essex	CFS137	GREEN	GREEN	RED	RED	GREEN
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	GREEN	GREEN	GREEN	GREEN	GREEN
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	GREEN	GREEN	GREEN	GREEN	GREEN
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	GREEN	GREEN	GREEN	GREEN	GREEN
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	GREEN	GREEN	GREEN	GREEN	GREEN
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	GREEN	GREEN	GREEN	GREEN	GREEN
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	GREEN	GREEN	GREEN	GREEN	GREEN
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	GREEN	AMBER	GREEN	GREEN	GREEN
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	GREEN	GREEN	AMBER	RED	GREEN
303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	GREEN	AMBER	GREEN	GREEN	GREEN
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	GREEN	GREEN	RED	RED	GREEN
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	GREEN	GREEN	RED	RED	GREEN
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	GREEN	GREEN	GREEN	GREEN	GREEN
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	GREEN	GREEN	RED	RED	GREEN
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	GREEN	GREEN	GREEN	GREEN	GREEN
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	GREEN	GREEN	RED	RED	AMBER
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	GREEN	GREEN	RED	RED	GREEN
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	RED	GREEN	GREEN	GREEN	GREEN
313	Storage Adjacent Pond View BanTERS Lane Great Leighs Chelmsford	17SLAA1	GREEN	GREEN	GREEN	GREEN	GREEN
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	GREEN	GREEN	GREEN	GREEN	GREEN
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	GREEN	GREEN	GREEN	GREEN	GREEN
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	GREEN	AMBER	GREEN
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	GREEN	GREEN	GREEN	GREEN	GREEN
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN
319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	GREEN	GREEN	GREEN	GREEN	GREEN
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	GREEN	GREEN	GREEN	GREEN	GREEN
322	Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	15SLAA4	GREEN	GREEN	GREEN	GREEN	GREEN
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	GREEN	AMBER	GREEN	GREEN	GREEN
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	GREEN	GREEN	GREEN	GREEN	GREEN
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	GREEN	GREEN	AMBER	RED	GREEN



APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	GREEN	GREEN	GREEN	GREEN	GREEN
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN
328	Field At Crondon Park Lane Stock Ingatestone Essex	17SLAA5	GREEN	GREEN	GREEN	GREEN	GREEN
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	GREEN	GREEN	GREEN	GREEN	GREEN
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	GREEN	GREEN	RED	GREEN	GREEN
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	GREEN	GREEN	GREEN	GREEN	GREEN
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	GREEN	GREEN	GREEN	GREEN	GREEN
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	GREEN	GREEN	AMBER	GREEN	GREEN
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	GREEN	GREEN	GREEN	GREEN	GREEN
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	GREEN	AMBER	AMBER	GREEN	GREEN
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	GREEN	GREEN	GREEN	RED	GREEN
337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN
338	Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	17SLAA30	GREEN	GREEN	GREEN	GREEN	GREEN
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	GREEN	GREEN	GREEN	GREEN	GREEN
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	GREEN	GREEN	GREEN	GREEN	GREEN
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	GREEN	GREEN	GREEN	GREEN	GREEN
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	GREEN	GREEN	RED	RED	GREEN
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	GREEN	GREEN	GREEN	GREEN	GREEN
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	GREEN	GREEN	GREEN	GREEN	GREEN
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	GREEN	GREEN	GREEN	GREEN	GREEN
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	GREEN	GREEN	GREEN	AMBER	AMBER
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	GREEN	GREEN	GREEN	GREEN	GREEN
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	RED	GREEN	RED	RED	GREEN
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	GREEN	GREEN	GREEN	GREEN	GREEN
352	Land North, South And East Of Sheepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	GREEN	GREEN	GREEN	GREEN	GREEN
353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	GREEN	GREEN	AMBER	RED	GREEN
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	GREEN	GREEN	RED	RED	AMBER
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	GREEN	GREEN	GREEN	GREEN	GREEN
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	GREEN	GREEN	RED	RED	AMBER
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	GREEN	GREEN	RED	RED	GREEN
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	GREEN	GREEN	GREEN	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	RED	GREEN	GREEN	GREEN	AMBER
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	GREEN	GREEN	GREEN	RED	GREEN

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OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of_Contaminated_Land_RAG	Obj8_Distance_to_Rivers_and_streams_RAG	Obj9_Presence_of_Flooded_Zone_RAG	Obj9_Presence_of_Flooded_Risk_Area_RAG
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	GREEN	AMBER	AMBER	GREEN	GREEN
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	GREEN	GREEN	GREEN	GREEN	GREEN
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	GREEN	GREEN	GREEN	GREEN	AMBER
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	RED	GREEN	GREEN	GREEN	AMBER
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	GREEN	GREEN	AMBER	GREEN	GREEN
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	GREEN	GREEN	GREEN	GREEN	GREEN
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	GREEN	GREEN	GREEN	GREEN	GREEN
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	GREEN	GREEN	GREEN	GREEN	GREEN
370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	GREEN	GREEN	GREEN	GREEN	GREEN
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	GREEN	GREEN	GREEN	GREEN	GREEN
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	GREEN	GREEN	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	GREEN	GREEN	GREEN	GREEN	GREEN
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	GREEN	GREEN	GREEN	GREEN	GREEN
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	GREEN	GREEN	GREEN	GREEN	GREEN
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	RED	GREEN	GREEN	GREEN	AMBER
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	GREEN	GREEN	GREEN	GREEN	GREEN
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj7_Agricultural_Land_Classification_RAG	Obj7_Presence_of Contaminated_Land_RAG	Obj8_Distance_to Rivers_and_streams_RAG	Obj9_Presence_of Flooded_Zone_RAG	Obj9_Presence_of Flooded_Risk_Area_RAG
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	GREEN	GREEN	AMBER	GREEN	AMBER
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	GREEN	GREEN	GREEN	GREEN	AMBER
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	GREEN	GREEN	GREEN	GREEN	GREEN
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN

Table M5 Objective 13. Cultural Heritage: To conserve and enhance the historic environment, cultural heritage, character and setting and Objective 14. Landscape and Townscape: To conserve and enhance landscape character and townscapes.

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to Registered_Parks_and_Gardens_RAG	Obj13_Distance_to Scheduled_Monuments_RAG	Obj13_Distance_to Heritage_at_Risk_RAG	Obj13_Distance_to Conservation_Areas_RAG	Obj13_Distance_to Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
1	Land South West Of 21, Seven Ash Green, Chelmsford, Essex	CFS25	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
2	Land North East Of Little Fields Danbury Chelmsford Essex	21SHELAA43	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
3	Land At Junction Of Woodhill Road And Hulls Lane Sandon Chelmsford Essex	CFS47	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
4	Land South Of Petton Stock Road Stock Ingatestone Essex	CFS23	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
5	Kings Farm Main Road Ford End Chelmsford Essex CM3 1LN	CFS24	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
6	Land South East Of The Lion Inn Main Road Boreham Chelmsford Essex	CFS9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Schedule_d_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
7	Barn At Little Longs Chatham Green Little Waltham Chelmsford Essex	CFS11	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
8	Land South Of 1 Oak Cottages Chalk Street Rettendon Common Chelmsford Essex CM3 8DD	CFS5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
9	Land North Of Peach House Southlands Chase Sandon Chelmsford Essex	CFS6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
10	Land North Of Meadowgate Stock Ingatestone Essex	21SHELAA23	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
11	Land North East Of Recreation Ground Chatham Green Little Waltham Chelmsford Essex	CFS12	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
12	Land South East Of Tyrells Cottages Main Road Boreham Chelmsford Essex	CFS13	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
13	Sutch And Searle Warehouse Highwood Road Writtle Chelmsford Essex CM1 3PT	CFS14	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
14	Land At Fultons Farm Lodge Road Bicknacre Chelmsford Essex	21SHELAA17	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
15	Land East Of Braintree Road Little Waltham Chelmsford	21SHELAA65	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
16	Argents Nurseries Highwood Road Edney Common Chelmsford Essex CM1 3PZ	CFS17	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
17	Land North Of White Elm Cottage Hyde Lane Danbury Chelmsford Essex	CFS18	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
18	Land Adjacent The Gables Banter Lane Great Leighs Chelmsford	CFS19	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
19	Land East Of Barn Mead Galleywood Chelmsford Essex	CFS20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
20	Longcroft Maldon Road Margarett Ingatestone Essex CM4 9JR	CFS22	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_Register ED_Parks_and_Gardens_RAG	Obj13_Distance_to_Schedule d_Monuments_RAG	Obj13_Distance_to_Heritage at_Risk_RAG	Obj13_Distance_to_Conservat ion_Areas_RAG	Obj13_Distance_to_Listed_Bu ildings_RAG	Obj14_GREEN_Belt_designati on_RAG	Obj14_GREEN_Wedge_design ation_RAG
21	Land South of Writtle and North of the A414 Writtle Chelmsford Essex	CFS129	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
22	Land South East Of Glebe Farm Stock Road Galleywood Chelmsford Essex	CFS96	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
23	Land South East Of The Yard Old Bell Lane Rettendon Chelmsford Essex	CFS107	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
24	Land East Of St Cleres Cottages Main Road Danbury Chelmsford	21SHELAA27	AMBER	GREEN	AMBER	GREEN	AMBER	GREEN	GREEN
25	Land At Seven Ash Green Chelmsford Essex	CFS143	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
26	Land At Belsteads Farm Belsteads Farm Lane Little Waltham Chelmsford	CFS94	GREEN	GREEN	GREEN	AMBER	RED	GREEN	GREEN
27	Land North West Of Mapletree Works Brook Lane Galleywood Chelmsford	CFS112	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
28	Land North Of Chickdene Farm Windsor Road Downham Billericay Essex	CFS41	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
29	Land North Of The Weir And West Of Brook Hill Little Waltham Chelmsford	CFS72	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
30	Land East and West of Beehive Lane Great Baddow Chelmsford Essex	CFS63	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
31	Site At Fenn Roundabout Burnham Road South Woodham Ferrers Chelmsford	CFS88	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
32	Land South Of A12 And East Of Stock Road Galleywood Chelmsford Essex	CFS97	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
33	Land At 87 Main Road Great Leighs Chelmsford Essex	CFS90	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
34	Land East Of Drakes Farm Drakes Lane Little Waltham Chelmsford Essex	CFS91	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
35	Land South Of 4 Glenside Parsonage Lane Margaretting Ingatestone Essex	CFS92	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
36	Pondside Nursery And Yard Chatham Green Little Waltham Chelmsford Essex CM3 3LE	18SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
37	BAE Works West Hanningfield Road Great Baddow Chelmsford	CFS117	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
38	Land Surrounding Highlands Farm East and West of Southend Road East Hanningfield Chelmsford Essex	CFS132	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_Registered_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
39	Land South Of Sheepcotes Roundabout Little Waltham Chelmsford Essex	CFS283	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
40	Land At And West Of 71 School Road Downham Billericay Essex	CFS147	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
41	Land South West Of Hillcroft Marigold Lane Stock Ingatestone Essex	CFS35	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
42	Land North East Of Mole Cottage London Road Chelmsford Essex	CFS149	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
43	Land At Thrift Farm Moulsham Thrift Chelmsford Essex	CFS38	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
44	Land North West Of St Cleres Hall Main Road Danbury Chelmsford Essex	CFS39	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
45	Land East Of Four Gables And South Of Ongar Road Highwood Chelmsford Essex	CFS109	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
46	Land West Of Red House Cooksmill Green Highwood Chelmsford Essex	CFS110	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
47	Land North Of Hawkin Smiths Farmhouse Wyses Road Highwood Chelmsford Essex	CFS111	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
48	Brookmans Farm Back Lane Stock Ingatestone CM4 9DD	CFS126	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
49	Land East Of The Crescent Little Leighs Chelmsford Essex	CFS119	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
50	Land South Of Brookmans Farm Back Lane Stock Ingatestone	CFS127	GREEN	GREEN	GREEN	AMBER	GREEN	RED	GREEN
51	Land South and South East of East Hanningfield Village East Hanningfield Chelmsford Essex	CFS130	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
52	Street Record Windsor Road Downham Billericay Essex	CFS40	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
53	New Barnes Farm Ingatestone Road Highwood Chelmsford Essex CM1 3RB	CFS42	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
54	Land South Of 38 Chalklands Sandon Chelmsford Essex	CFS43	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
55	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS44	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
56	Footpath Rear Of Quilp Drive Chelmsford Essex	18SLAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
57	Staceys School Lane Broomfield Chelmsford Essex CM1 7HF	CFS78	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
58	Montpelier Farm Blasford Hill Little Waltham Chelmsford Essex CM3 3PG	CFS79	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
59	Land At Chatham Green Yard Braintree Road Little Waltham Chelmsford	CFS27	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
60	Land Opposite The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS28	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
61	43 Dorset Avenue Great Baddow Chelmsford Essex CM2 9UA	CFS29	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
62	Land East Of The Willows East Hanningfield Road Rettendon Chelmsford Essex	CFS103	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
63	Land West Of Hands Farm Radley Green Road Highwood Ingatestone Essex	CFS31	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
64	Allotment Gardens Seymour Street Chelmsford Essex	CFS32	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
65	Land North West Of 71 School Road Downham Billericay Essex	CFS33	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
66	Land Rear Of Rettendon Lodge Hayes Chase Battlesbridge Wickford Essex	CFS34	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
67	Land West of Back Lane and West of Playing Fields East of Ford End Ford End Chelmsford	CFS93	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
68	Land West Of The Green Man And North Of Highwood Road Edney Common Chelmsford Essex	CFS108	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
69	Southfields School Road Good Easter Chelmsford Essex CM1 4RT	CFS114	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
70	Land East Of 1 - 15 Millfields Danbury Chelmsford Essex	CFS116	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
71	Land North West Of Longlands Farm Boreham Road Great Leighs Chelmsford	CFS120	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
72	Land South West Of Rettendon Place Farm Main Road Rettendon Chelmsford Essex	CFS227	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
73	Land North West Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS228	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
74	Land East Of A130 And North West Of Runwell Road Runwell Essex	CFS229	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN



APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Schedule_d_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
75	Land South East Of Rettendon Place Main Road Rettendon Chelmsford Essex	CFS233	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
76	Land North East Of Rettendon Turnpike Rettendon Chelmsford Essex	CFS234	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
77	Land South West Of Bethel Baptist Church Chignal Road Chignal Smealy Chelmsford Essex	CFS82	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
78	Land South West Of 217 Chignal Road Chignal Smealy Chelmsford Essex	CFS80	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
79	Ash Tree House Boyton Cross Roxwell Chelmsford Essex CM1 4LP	CFS121	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
80	Land South East Of Springwood Mashbury Road Chignal St James Chelmsford Essex	CFS151	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
81	Land North Of Ash Tree House Boyton Cross Roxwell Chelmsford	CFS152	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
82	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford Essex	CFS154	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	RED
83	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	CFS156	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
84	Land South Of Hunters Moon Whites Hill Stock Ingatestone Essex	CFS179	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
85	Land West Of Byfield House Stock Road Stock Ingatestone Essex	CFS174	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
86	Land North West Of Montpelier Villa Main Road Little Waltham Chelmsford Essex	CFS189	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
87	West Side Of Entrance To Wood Haven North Hill Little Baddow Chelmsford Essex	15SLAA22	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
88	Land South Of Southwood House Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA32	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
89	Hillview Meadow Lane Runwell Wickford Essex SS11 7DX	15SLAA35	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
90	Land East Of The Pumping Station Old Church Road East Hanningfield Chelmsford Essex	15SLAA36	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
91	Land South East Of 42 Church Hill Little Waltham Chelmsford Essex	CFS74	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_Registered_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
92	Land South East Of 148 Mill Road Stock Ingatestone	15SLAA38	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
93	Land North West Of Park And Ride Terminus Woodhill Road Sandon Chelmsford Essex	CFS101	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
94	Horseshoe Farm Main Road Bicknacre Chelmsford Essex CM3 4EX	CFS104	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
95	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	CFS113	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
96	Old Chase Farm Hyde Lane Danbury Chelmsford Essex CM3 4LP	15SLAA46	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
97	Land East Of Two Wishes Lynfords Drive Runwell Wickford Essex	CFS84	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
98	Land North Of Greenacres Runwell Chase Runwell Wickford Essex	CFS85	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
99	Land North West Of Lammas Cottage High Street Stock Ingatestone Essex	CFS142	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
100	Land North Of Cuton Hall Lane Chelmer Village Way Springfield Chelmsford Essex	CFS148	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
101	Land South West Of 52 Maldon Road Danbury Chelmsford	21SHELAA67	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
102	Land North East Of Berwyn Maldon Road Margaretting Ingatestone Essex	CFS150	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
103	Land North And South Of Peverels Farm Domsey Lane Little Waltham Chelmsford Essex	21SHELAA60	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
104	Land North West Of Bowfield Farmbridge End Road Roxwell Chelmsford Essex	21SHELAA48	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
105	Redes Farm Cottage Main Road Great Waltham Chelmsford Essex CM3 1LL	CFS281	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
106	Site South of Woodhouse Lane and East of North Court Road Little Waltham Chelmsford Essex	CFS98	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
107	Land West of Greenfield Highwood Road Edney Common Chelmsford Essex	CFS221	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
108	Land East Of Little Fields And North Of Maldon Road Danbury Chelmsford Essex	CFS58	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
109	Field Adjacent Lionfield Cottages Main Road Boreham Chelmsford Essex	CFS59	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

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110	Field At Junction Of Main Road And Hoe Lane Rettendon Chelmsford Essex	CFS64	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
111	Land North Of Nurses Cottage North Hill Little Baddow Chelmsford Essex	CFS155	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
112	Field South Of Jubilee Rise Danbury Chelmsford Essex	CFS159	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
113	Land North West Of Woodlands And Rose Marie Banters Lane Great Leighs Chelmsford	15SLAA25	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
114	Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS162	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
115	Land North Side Of Ladywell Lane Sandon Chelmsford Essex	CFS163	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
116	Land South Of The Old Rectory Mashbury Road Chignal St James Chelmsford Essex	CFS239	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
117	Land South East Of Ilgars Farm Cottages And North Of Burnham Road South Woodham Ferrers Chelmsford	CFS280	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
118	Land North East Of Telephone Exchange Burnham Road South Woodham Ferrers Chelmsford	15SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
119	Land North West Of Blatch Cote White Elm Road Bicknacre Chelmsford Essex	15SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
120	Land South Of Woodlands East Hanningfield Road Sandon Chelmsford Essex	15SLAA33	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
121	Sports Centre Partridge Green Broomfield Chelmsford Essex CM1 7EY	15SLAA47	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
122	Land South Of Rough Hill Complex The Tye East Hanningfield Chelmsford Essex	15SLAA48	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
123	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	CFS54	RED	GREEN	GREEN	RED	AMBER	GREEN	GREEN
124	Land Northwest Of Wheelers Hill Roundabout Wheelers Hill Little Waltham Chelmsford Essex	CFS122	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
125	Land South East Of Little Belsteads Back Lane Little Waltham Chelmsford	CFS123	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
126	Boreham Airfield Waltham Road Boreham Chelmsford	CFS139	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
127	Land South Of 720 Galleywood Road Chelmsford Essex	CFS133	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
128	Land Around Sewage Works Goodmans Lane Great Leighs Chelmsford Essex	17SLAA24	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
129	Hills Yard Beachs Drive Chelmsford CM1 2NJ	CFS168	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
130	Land South East Of Sandpit Cottage Holybread Lane Little Baddow Chelmsford Essex	CFS206	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
131	Land East and West of A1114 and North and South of the A12 Great Baddow and Galleywood Chelmsford Essex	CFS73	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
132	Land At Sturgeons Farm Cow Watering Lane Writtle Chelmsford Essex	CFS199	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
133	Land East Of Little Rye Fields Little Rye Fields Chelmsford	21SHELAA89	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
134	Land East and West of Beaumont Otes Chignal Road Chignal Smealy Chelmsford Essex	CFS209	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
135	Site Huts Chelmer Viaduct Development Site Chelmer Road Chelmsford Essex	21SHELAA92	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED
136	Land North East Of Spread Eagle Church Lane Great Waltham Chelmsford Essex	CFS215	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
137	Land East Of 118 To 124 Plantation Road Boreham Chelmsford Essex	21SHELAA64	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
138	Land At Green Lane Roxwell Chelmsford Essex	CFS70	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
139	Land North Of Paulk Hall Lane Great Leighs Chelmsford Essex	17SLAA23	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
140	Land South Of Church Of England Primary School Main Road Ford End Chelmsford Essex	CFS216	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
141	Land East Of Home Pastures Main Road Ford End Chelmsford Essex	CFS217	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
142	Land North Of Hilltops Southend Road Howe Green Chelmsford Essex	CFS218	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
143	Land North East Of Hands Farm Cottages Radley Green Road Highwood Ingatestone Essex	CFS220	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

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144	Land North Of Woodhouse Lodge Woodhouse Lane Little Waltham Chelmsford Essex	15SLAA1	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
145	Land Adjacent 112 Brook Lane Galleywood Chelmsford CM2 8NN	15SLAA37	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
146	Dowsett Farm Dowsett Lane Ramsden Heath Billericay Essex CM11 1JL	15SLAA39	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
147	Land North East Of Meadow Road Rettendon Chelmsford Essex	15SLAA40	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
148	The Island Car Park High Bridge Road Chelmsford Essex	15SLAA41	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
149	Land Adjacent White Cottage South Street Great Waltham Chelmsford Essex	15SLAA42	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
150	7 St Giles Moor Hall Lane Bicknacre Chelmsford Essex CM3 8AR	15SLAA43	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
151	Land Opposite 19 To 23 Church Green Broomfield Chelmsford Essex	15SLAA13	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
152	Land South West Of Southernwood London Road Great Notley Essex	15SLAA10	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
153	Land East Of The Green Man Main Road Howe Street Chelmsford	15SLAA12	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
154	67 Peartree Lane Bicknacre Chelmsford Essex CM3 4LS	CFS46	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
155	Field OS Ref 4730 The Chase Boreham Chelmsford Essex	CFS51	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
156	Land Known As North West Quadrant West Of Avon Road Chelmsford	CFS165	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
157	Land South Of Channels Drive Roundabout Channels Drive Broomfield Chelmsford	21SHELAA79	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
158	Land At Boreham Interchange Colchester Road Boreham Chelmsford Essex	21SHELAA96	AMBER	GREEN	GREEN	RED	AMBER	GREEN	GREEN
159	Land North East Of Batemans Cottages Boyton Cross Roxwell Chelmsford	21SHELAA86	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
160	Kay-Metzeler Ltd Brook Street Chelmsford CM1 1UQ	21SHELAA18	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
161	Land North West Of Gubbions Hall Farm BanTERS Lane Great Leighs Chelmsford	21SHELAA88	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
162	Field Rear Of 7 To 8 The Greenway Runwell Wickford Essex	21SHELAA51	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



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163	Crondon Park Golf Club Barn Stock Road Stock Ingatestone Essex	CFS176	GREEN	GREEN	GREEN	GREEN	RED	RED	GREEN
164	Land South And North West Of Lynfords Drive Runwell Wickford Essex	CFS177	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
165	Greenacres Domsey Lane Little Waltham Chelmsford Essex CM3 3PS	CFS178	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
166	Land Adjacent Newells Slades Lane Galleywood Chelmsford Essex	CFS180	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
167	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	CFS187	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
168	Danecroft Woodhill Road Danbury Chelmsford Essex CM3 4DY	CFS188	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
169	Land West Of 129 Watchouse Road Galleywood Chelmsford	CFS191	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
170	Land On The West Side Of North Hill Little Baddow Chelmsford Essex	CFS192	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
171	1 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS193	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
172	2 Wantz Cottages Ship Road West Hanningfield Chelmsford Essex CM2 8UZ	CFS194	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
173	Land South East Of 36 Castle Close And North West Of 42 Catherines Close Great Leighs Chelmsford Essex	CFS195	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
174	Former Industrial Site Rignals Lane Galleywood Chelmsford Essex	CFS197	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
175	Baddow Road Car Park Baddow Road Chelmsford CM2 0DD	CFS263	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
176	Waterhouse Lane Depot And Nursery Waterhouse Lane Chelmsford Essex CM1 2RY	CFS266	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
177	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS268	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
178	Land South West Of Writtle College Juicing Plant Lordship Road Writtle Chelmsford Essex	CFS201	GREEN	AMBER	GREEN	AMBER	AMBER	GREEN	AMBER
179	Land South East Of Merefields Main Road Little Waltham Chelmsford Essex	CFS140	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED

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180	Barn Adjacent The Old Off Licence Blasford Hill Little Waltham Chelmsford Essex	CFS198	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
181	Land East Of Hallfield House Back Lane Little Waltham Chelmsford	CFS138	GREEN	GREEN	GREEN	RED	GREEN	GREEN	RED
182	Land South East Of Southlands Cottages Runwell Road Runwell Wickford Essex	CFS172	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
183	Land Adjacent Danbury Mission Evangelical Church Maldon Road Danbury Chelmsford Essex	CFS173	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
184	Land At Runwell House Runwell Road Runwell Wickford Essex	CFS66	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
185	Allotment Gardens Runwell Road Runwell Wickford Essex	CFS67	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
186	Land West Of 7 Abbey Fields Chelmsford	CFS68	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
187	Bromley Lodge Tileworks Lane Rettendon Common Chelmsford Essex CM3 8HB	CFS69	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
188	Land East Of Rignals Lane Galleywood Chelmsford Essex	CFS71	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
189	Land At Greenacres Runwell Chase Runwell Wickford Essex	CFS86	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
190	Land East Of 52 Main Road Great Leighs Chelmsford Essex	15SLAA28	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
191	Land North West Of Lockside Marina Hill Road South Chelmsford Essex	CFS262	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
192	Land North West Of Eagle Villas Main Road Ford End Chelmsford Essex	17SLAA15	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
193	Land North West Of The Spread Eagle Main Road Margaretting Ingatestone Essex	17SLAA16	GREEN	GREEN	GREEN	RED	AMBER	RED	GREEN
194	Field 2284 South Of Maltings Road Battlesbridge Wickford Essex	17SLAA17	GREEN	GREEN	GREEN	RED	GREEN	RED	GREEN
195	Lathcoats Farm Shop Beehive Lane Great Baddow Chelmsford CM2 8LX	17SLAA18	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
196	Land East Of Broomfield Library 180 Main Road Broomfield Chelmsford	17SLAA19	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	RED
197	Storage 115 Brock Hill Runwell Wickford	22SHELAA12	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



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198	Smithfield Nursery Woodham Road Rettendon Wickford Essex SS11 7QW	22SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
199	Countryside Skills Centre Cow Watering Lane Writtle Chelmsford Essex	CFS203	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
200	Runwell Hall Farm Hoe Lane Rettendon Chelmsford Essex CM3 8DQ	CFS205	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
201	Land At Manor Farm Sandford Mill Lane Great Baddow Chelmsford Essex	CFS208	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
202	Campion Farm Gutters Lane Broomfield Chelmsford Essex CM1 7BT	CFS211	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
203	Land South Of Hassenbrook Victoria Road Writtle Chelmsford	CFS213	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
204	Chenwill Links Drive Chelmsford Essex CM2 9AW	CFS224	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
205	Essex Police HQ and Sports Ground New Court Road Chelmsford	CFS267	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
206	Land North West Of Hillminster Hawk Hill Rettendon Wickford Essex	CFS230	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
207	Field East Of Saxon Way Broomfield Chelmsford Essex	CFS212	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
208	Land South Of Burnham Road Battlesbridge Wickford	CFS231	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
209	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	CFS235	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
210	Land North West Of Sundayville Lynfords Drive Runwell Wickford Essex	CFS236	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
211	Parklands West Hanningfield Road Great Baddow Chelmsford CM2 8HR	CFS238	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
212	Civic Centre Land Site Duke Street Chelmsford Essex	CFS241	GREEN	GREEN	RED	RED	RED	GREEN	GREEN
213	Play Area Jubilee Rise Danbury Chelmsford Essex	CFS243	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
214	Allotment Gardens Hill Road South Chelmsford Essex	CFS253	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
215	Freighter House Depot Drovers Way Boreham Chelmsford Essex	CFS254	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
216	Brand & Howes Ltd 47 Baddow Road Chelmsford CM2 0DD	CFS255	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
217	Garages Rear Of 44 St Nazaire Road Chelmsford Essex	CFS256	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



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218	Garages Rear Of 27 Medway Close Chelmsford Essex	CFS257	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
219	Land North Of Galleywood Reservoir Beehive Lane Galleywood Chelmsford	CFS260	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
220	Sandford Mill Water Works Sandford Mill Road Springfield Chelmsford Essex CM2 6NY	CFS261	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED
221	Land to the East of Bulls Lodge Farm Generals Lane Boreham Chelmsford Essex	CFS207	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
222	Inspire House Hollycroft Great Baddow Chelmsford Essex CM2 7FW	21SHELAA52	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
223	Land At Ilgars Farm West Of Willow Grove South Woodham Ferrers Chelmsford Essex	21SHELAA4	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
224	Land South Of Bakery Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA47	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
225	Land North East Of Lilley Farm School Lane Great Leighs Chelmsford Essex	21SHELAA61	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
226	Land At Garage Block And West Of 5 To 11 Cards Road Sandon Chelmsford Essex	CFS102	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
227	Land West Of Hanbury Road Chelmsford Essex	CFS166	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
228	Driving Range And Golf Academy Crondon Park Golf Club Stock Road Stock Ingatestone Essex CM4 9DP	CFS175	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
229	Land North Of Peartree Cottage Braintree Road Little Waltham Chelmsford	21SHELAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
230	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford Essex	CFS56	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
231	Land West Of Twitty Fee Danbury Chelmsford Essex	21SHELAA50	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
232	Land South West Of 2 Scotts Green Hollow Lane Broomfield Chelmsford Essex	21SHELAA100	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
233	Land Adjacent The Fox And Raven Chelmer Village Way Springfield Chelmsford Essex	21SHELAA91	GREEN	GREEN	GREEN	RED	AMBER	GREEN	RED



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234	Larmar Engineering Co Ltd Main Road Margaretting Ingatestone Essex CM4 9JD	CFS45	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
235	Land East Of Imbirds Yard Souther Cross Road Good Easter Chelmsford Essex	21SHELAA42	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
236	Field Rear Of Telephone Exchange Church Street Great Baddow Chelmsford Essex	CFS226	GREEN	GREEN	GREEN	AMBER	AMBER	GREEN	GREEN
237	Land North Of Field End Sandon Hall Bridleway Sandon Chelmsford Essex CM2 7RL	21SHELAA59	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
238	Roxwell Quarry Roxwell Road Roxwell Chelmsford Essex CM1 4LT	21SHELAA57	GREEN	RED	GREEN	GREEN	AMBER	GREEN	GREEN
239	Land Southeast And West Of Garage Block Hunts Close Writtle Chelmsford Essex	21SHELAA97	AMBER	GREEN	GREEN	RED	GREEN	GREEN	GREEN
240	Land East Of BanTERS Lane BanTERS Lane Great Leighs Chelmsford	15SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
241	Land North Of Steepleview Butts Green Road Sandon Chelmsford	21SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
242	Field At Grid Reference 571030 215770 Hyde Hall Lane Great Waltham Chelmsford Essex	21SHELAA66	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
243	Jackletts Farm Slough Road Danbury Chelmsford Essex CM3 4LX	21SHELAA30	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
244	Land East And North East Of Three Mile Hill Roundabout Margaretting Ingatestone Essex	21SHELAA85	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
245	Land North of Newlands Spring and South West of Broomfield Village, Chignall and Broomfield Chelmsford Essex	CFS183	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
246	Wood Farm Stock Road Galleywood Chelmsford Essex CM2 8JU	CFS95	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
247	Land North Of St Swithins Cottages Howe Green Chelmsford Essex	21SHELAA68	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
248	Land Opposite Peach House Southlands Chase Sandon Chelmsford Essex	CFS7	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
249	Land East Of Myjoy Woodhill Road Sandon Chelmsford Essex	CFS48	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
250	Land East Of Premier Lodge Hotel Main Road Boreham Chelmsford Essex	CFS50	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



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251	Land East and West of the A12 and North of the A414, Great Baddow and Sandon, Chelmsford, Essex	CFS83	GREEN	GREEN	GREEN	RED	RED	GREEN	GREEN
252	Kingsgate Bicknacre Road Bicknacre Chelmsford CM3 4ES	21SHELAA49	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
253	Haven Farm Goat Hall Lane Chelmsford Essex CM2 8PH	21SHELAA54	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
254	Land North Of Orchard Way Chelmsford	21SHELAA78	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
255	Silver Ash Cranham Road Little Waltham Chelmsford Essex CM3 3NB	21SHELAA83	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
256	Land North and South of East Hanningfield Road, South and East of Howe Green Sandon Chelmsford Essex	CFS131	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
257	Land East of Plantation Road and west of Church Road Boreham Chelmsford Essex	CFS145	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
258	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	21SHELAA98	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN
259	Land South Of Corner Cottage Woodhill Road Danbury Chelmsford Essex	21SHELAA46	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
260	Land North Of Boreham Industrial Estate Waltham Road Boreham Chelmsford	21SHELAA21	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
261	Land Adjacent Reeds Spring Roxwell Road Writtle Chelmsford Essex	21SHELAA41	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
262	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS269	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
263	Land South East Of High House Farm Woodham Road Battlesbridge Wickford Essex	CFS270	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
264	Land Between Highview And High House Farm Woodham Road Battlesbridge Wickford Essex	CFS271	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
265	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	18SLAA11	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
266	Land Adjacent To Weighbridge Site Brook Street Chelmsford	18SLAA16	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

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267	Land North Of The A12 East Of Southend Road Great Baddow Chelmsford Essex	18SLAA17	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
268	Land South Of 89 To 143 Galleywood Road Great Baddow Chelmsford Essex	18SLAA18	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
269	Land North Of Mill Road North End Dunmow Essex CM6 3PE	18SLAA19	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
270	Land North Of Elm Green Lane Danbury Chelmsford Essex	18SLAA4	AMBER	GREEN	GREEN	RED	GREEN	GREEN	GREEN
271	Poolman Ltd Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
272	Land North East Of 148 The Street Little Waltham Chelmsford Essex	CFS272	GREEN	GREEN	GREEN	RED	GREEN	GREEN	AMBER
273	Bell Works Well Lane Danbury Chelmsford Essex	CFS274	AMBER	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
274	187 Main Road Broomfield Chelmsford Essex CM1 7DJ	CFS277	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
275	Galleywood Hall 279 Beehive Lane Great Baddow Chelmsford	CFS265	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
276	Land West of Broomfield Village Broomfield Chelmsford Essex	CFS181	GREEN	GREEN	GREEN	RED	RED	GREEN	GREEN
277	Land South West Of Pease Hall Sandford Mill Road Springfield Chelmsford	21SHELAA93	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
278	Land Rear Of 22 Downham Road Ramsden Heath Billericay Essex	15SLAA44	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
279	Land North Of Mill Lane East Of Barley Mead And South Of Maldon Road Danbury Chelmsford	15SLAA45	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
280	Mount Maskall Generals Lane Boreham Chelmsford Essex CM3 3HW	CFS10	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
281	Land Rear Of 7 Willowmeade Ramsden Heath Essex	21SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
282	Land North and South of 19 and 21 Lordship Road Writtle Chelmsford Essex	CFS200	GREEN	AMBER	GREEN	GREEN	AMBER	GREEN	GREEN
283	Former St Peter's College Fox Crescent Chelmsford Essex CM1 2BL	CFS276	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
284	Land South West Of Silverwood South Hanningfield Road Rettendon Chelmsford Essex	CFS134	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN



APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
285	Land North Of The Old Coal Yard Little Waltham Road Springfield Chelmsford Essex	CFS135	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	RED
286	Land South Of Cob Cottage Church Road West Hanningfield Chelmsford Essex	CFS136	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
287	Land North East Of 55 - 65 Peartree Lane Bicknacre Chelmsford Essex	18SLAA20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
288	Unit 1 The Applestore Chantry Farm Chantry Lane Boreham Chelmsford Essex CM3 3AN	17SLAA32	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
289	Field Adjacent Mill House Mill Lane Great Leighs Chelmsford Essex	21SHELAA90	GREEN	AMBER	GREEN	GREEN	AMBER	GREEN	GREEN
290	Ivy Hill Hotel Writtle Road Margaretting Ingatestone CM4 0EH	21SHELAA62	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
291	Land Between Back Lane And Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA80	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
292	Land North And West Of Kingsgate Bicknacre Road Danbury Chelmsford	21SHELAA76	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
293	Land North Of Sandon Lodge Woodhill Road Sandon Chelmsford Essex	21SHELAA5	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
294	Land West Of Farrow Road Chelmsford Essex	CFS137	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
295	Land North West Of The Crescent Little Leighs Chelmsford Essex	CFS141	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
296	Land East Of St Marys Church Church Road Little Baddow Chelmsford Essex	CFS144	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
297	Land East Of Bowen House Wheelers Hill Little Waltham Chelmsford Essex	CFS146	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
298	206 and 208 Main Road Broomfield Chelmsford Essex CM1 7AJ	CFS153	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	AMBER
299	Land East Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA8	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
300	Land North West Of Hareswood Elm Green Lane Danbury Chelmsford Essex	21SHELAA95	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
301	Land South West Of Warehouse Highwood Road Highwood Chelmsford Essex	19SHELAA12	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
302	Land West Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	20SHELAA5	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

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303	Land East Of Whitegates Farm South Hanningfield Road Rettendon Chelmsford Essex	19SHELAA6	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
304	Land East and West of the A12, North and North West of Howe Green Sandon Chelmsford Essex	CFS55	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
305	Land Opposite Mid Essex Gravel Pits Ltd Essex Regiment Way Little Waltham Chelmsford Essex	CFS124	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
306	Land East Of 685A Galleywood Road Chelmsford Essex	15SLAA18	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
307	Land South West Of Allotment Gardens Hall Lane Sandon Chelmsford Essex	19SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
308	Land West Of Beauvoir Arms Downham Road Ramsden Heath Billericay Essex	19SHELAA4	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
309	Land South Of Ongar Road And West Of Highwood Road Writtle Chelmsford Essex	CFS214	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
310	Land North Of Cricketers Close Broomfield Chelmsford	CFS53	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
311	Land North of South Woodham Ferrers South Woodham Ferrers Chelmsford Essex	CFS282	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN
312	Chelmsford City Racecourse Great Leighs Bypass Great Leighs Chelmsford Essex CM3 1QP	CFS204	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
313	Storage Adjacent Pond View BanTERS Lane Great Leighs Chelmsford	17SLAA1	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
314	Southern Wood London Road Great Notley Braintree Essex CM77 7QL	15SLAA7	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
315	Creeds Farm School Lane Great Leighs Chelmsford Essex CM3 1NL	19SHELAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
316	Land At Ilgars Farm, West Of Willow Grove South Woodham Ferrers Chelmsford Essex	20SHELAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
317	Land Adjacent The Pines Park Lane Ramsden Heath Billericay Essex	19SHELAA5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
318	Land South Of De Beauvoir Farm Church Road Ramsden Heath Billericay Essex	19SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN



APPENDIX M – ASSESSMENT OF SHELAA SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
319	Paddock Opposite Powers Farm Cranham Road Little Waltham Chelmsford Essex	19SHELAA13	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
320	Land West Of Peartree Cottage Braintree Road Little Waltham Chelmsford	17SLAA3	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
321	Land Rear Of 6 To 16 Highfields Mead East Hanningfield Chelmsford Essex	15SLAA2	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
322	Land At Margaretting Service Station Main Road Margaretting Ingatestone Essex	15SLAA4	GREEN	GREEN	GREEN	GREEN	AMBER	RED	GREEN
323	Hill House Main Road Rettendon Common Chelmsford Essex CM3 8EA	15SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
324	38 Victoria Road Writtle Chelmsford CM1 3PA	15SLAA8	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
325	Land South West Of Hayes Leisure Park Hayes Chase Battlesbridge Wickford Essex	21SHELAA7	GREEN	GREEN	GREEN	AMBER	GREEN	RED	GREEN
326	Livery Stables Fulbourne Farm Boreham Road Great Leighs Chelmsford CM3 1PR	17SLAA22	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
327	Norwood London Road Great Notley Braintree Essex CM77 7QL	15SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
328	Field At Crondon Park Lane Stock Ingatestone Essex	17SLAA5	GREEN	GREEN	GREEN	RED	GREEN	RED	GREEN
329	Land North Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	17SLAA4	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
330	Land South Of Mill View Blasford Hill South Woodham Ferrers Chelmsford Essex	17SLAA6	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
331	Agricultural Barn School Lane Great Leighs Chelmsford Essex	21SHELAA72	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
332	Falcon Bowling And Social Club Channels Drive Broomfield Chelmsford CM3 3FB	21SHELAA77	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
333	Land South East Of Main Road Great Leighs Chelmsford Essex	17SLAA25	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
334	Land East Of The Crescent Little Leighs Chelmsford Essex	17SLAA26	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
335	Unit 28 Little Boyton Hall Farm Boyton Hall Lane Roxwell Chelmsford CM1 4LN	17SLAA27	GREEN	GREEN	GREEN	GREEN	RED	GREEN	GREEN
336	Land East Of Runwell Chase Runwell Wickford	17SLAA28	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_RegisterED_Parks_and_Gardens_RAG	Obj13_Distance_to_Scheduled_Monuments_RAG	Obj13_Distance_to_Heritage_at_Risk_RAG	Obj13_Distance_to_Conservation_Areas_RAG	Obj13_Distance_to_Listed_Buildings_RAG	Obj14_GREEN_Belt_designation_RAG	Obj14_GREEN_Wedge_designation_RAG
337	3 Bilton Road Chelmsford CM1 2UP	17SLAA29	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
338	Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	17SLAA30	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
339	Land South Of Windmill Farm Back Lane East Hanningfield Chelmsford	17SLAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
340	Rembrandt House Blasford Hill Little Waltham Chelmsford Essex CM3 3PF	17SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	RED
341	Land North Of Cranham Road Little Waltham Chelmsford Essex	CFS125	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
342	Land West Of Pitt Place Church Street Great Baddow Chelmsford Essex	21SHELAA1	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
343	Land South East Of Fortune Cottage School Lane Great Leighs Chelmsford Essex	17SLAA31	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
344	Land North East Of Skeggs Farm Chelmsford Road Writtle Chelmsford Essex	17SLAA13	AMBER	GREEN	GREEN	RED	GREEN	GREEN	GREEN
345	Land South West Of Sunnyfields School School Lane Great Leighs Chelmsford Essex	17SLAA14	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
346	Land North Of Cranham Road Little Waltham Chelmsford Essex	17SLAA11	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
347	Bushy Hill Communication Station Edwins Hall Road Woodham Ferrers Chelmsford CM3 8RU	17SLAA12	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
348	Land North East Of Pemberton Lodge 61 Brook End Road North Springfield Chelmsford Essex	18SLAA1	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
349	Briars Farm Main Road Boreham Chelmsford Essex CM3 3AD	CFS52	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
350	Land North and South of Brick Barns Farm Mashbury Road Chignal St James Chelmsford Essex	CFS182	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
351	Field South Of Little Waltham Lodge Main Road Little Waltham Chelmsford Essex	21SHELAA81	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
352	Land North, South And East Of Sheepcotes Wood Essex Regiment Way Little Waltham Chelmsford Essex	21SHELAA84	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN

APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

OBJECTID	ADDRESS	NLUD REFERENCE	Obj13_Distance_to_Register ED_Parks_and_Gardens_RAG	Obj13_Distance_to_Schedule d_Monuments_RAG	Obj13_Distance_to_Heritage at_Risk_RAG	Obj13_Distance_to_Conservat ion_Areas_RAG	Obj13_Distance_to_Listed_Bu ildings_RAG	Obj14_GREEN_Belt_designati on_RAG	Obj14_GREEN_Wedge_design ation_RAG
353	Land South West Of Brook Hill Little Waltham Chelmsford	21SHELAA19	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN
354	The Granary Car Park Victoria Road Chelmsford CM2 6LH	21SHELAA63	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
355	Gay Bowers Farm Bakers Lane West Hanningfield Chelmsford Essex CM2 8LD	18SLAA5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
356	Street Record Can Bridge Way Chelmsford Essex	21SHELAA71	GREEN	AMBER	GREEN	RED	AMBER	GREEN	GREEN
357	Land North South East And West Of Pontlands Park Hotel West Hanningfield Road Great Baddow Chelmsford	21SHELAA99	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
358	Land South Of A414 And North Of Sandon Village Maldon Road Sandon Chelmsford Essex	CFS99	GREEN	GREEN	GREEN	RED	AMBER	GREEN	GREEN
359	Land North Of Oat Leys Broomfield Chelmsford	18SLAA8	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
360	Land South Of Mashbury Road Chignal Chelmsford Essex	18SLAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
361	Novera Generation Roxwell Quarry Boyton Cross Roxwell Chelmsford Essex CM1 4LT	21SHELAA11	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
362	Land North Of Tally Ho Sandon Hall Bridleway Sandon Chelmsford Essex	21SHELAA16	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
363	Land West Of Eastham Main Road South Woodham Ferrers Chelmsford Essex	21SHELAA9	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
364	Vodafone Telecommunications Mast 795 Carlton Farm Beehive Lane Galleywood Chelmsford	21SHELAA74	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
365	Land South West Of Broomfield Place Main Road Broomfield Chelmsford	21SHELAA101	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
366	Land Rear Of Owls Waltham Road Boreham Chelmsford	21SHELAA20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
367	Land South East Of Baileys Cottage Chatham Green Little Waltham Chelmsford Essex	21SHELAA33	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
368	Land East Of The Anchor Runsell Green Danbury Chelmsford Essex	21SHELAA82	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
369	Land East Of Mayes Farm Mayes Lane Sandon Chelmsford Essex	22SHELAA7	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN



APPENDIX M – ASSESSMENT OF SHELA A SITES: METHODOLOGY AND OUTPUTS

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370	Land West Of Round Hills Church Road Ramsden Heath Billericay Essex	22SHELAA21	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
371	Land North East Of Meadow Road Rettendon Chelmsford Essex	CFS232	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
372	Coval Lane Car Park Coval Lane Chelmsford	22SHELAA24	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
373	Land North Of Wheelers Hill Wheelers Hill Little Waltham Chelmsford Essex	22SHELAA25	GREEN	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN
374	Land Rear Of 38-44A Brock Hill Runwell Wickford	22SHELAA10	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
375	The Gables Highwood Road Writtle Chelmsford Essex CM1 3PR	23GT5	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
376	Highwater Farm Main Road East Hanningfield Chelmsford Essex CM3 8AH	15SLAA34	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
377	Land East Of Priors Hollow Lane Broomfield Chelmsford Essex	22SHELAA17	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
378	Roseberry Farm Hayes Chase Battlesbridge Wickford Essex	23GT4	GREEN	GREEN	GREEN	GREEN	GREEN	RED	GREEN
379	Land South Of St Annes Priory Road Bicknacre Chelmsford Essex	CFS158	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
380	Land South East Of Roselawn Farm Main Road Broomfield Chelmsford	22SHELAA26	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
381	Car Park Glebe Road Chelmsford Essex	22SHELAA23	GREEN	GREEN	RED	RED	GREEN	GREEN	GREEN
382	Telephone Exchange Mill Lane Ramsden Heath Billericay Essex	22SHELAA20	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
383	Land North East Of 17 Old Bell Lane Rettendon Chelmsford Essex	22SHELAA14	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN



APPENDIX N – HABITATS REGULATIONS ASSESSMENT



Chelmsford City Council

LOCAL PLAN 2022 – 2041 HABITATS REGULATIONS ASSESSMENT

HRA Supporting Information for Pre-Submission
(Reg.19) Consultation





Chelmsford City Council

LOCAL PLAN 2022 - 2041 HABITATS REGULATIONS ASSESSMENT

HRA Supporting Information for Pre-Submission (Reg.19)
Consultation

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 808355

OUR REF. NO. 808355----1_P013.05

DATE: DECEMBER 2024



Chelmsford City Council

LOCAL PLAN 2022 - 2041 HABITATS REGULATIONS ASSESSMENT

HRA Supporting Information for Pre-Submission (Reg.19)
Consultation

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WSP.com



QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	27/02/24	01/03/24	22/11/24	05/12/24
Prepared by	Mike Frost	Mike Frost	Mike Frost	Mike Frost
Signature				
Checked by	Robert Deanwood	Robert Deanwood	Robert Deanwood	Robert Deanwood
Signature				
Authorised by	Andrew Brooks	Andrew Brooks	Andrew Brooks	Andrew Brooks
Signature				
Project number	808355	808355	808355	808355
Report number	808355---- 1_p013.02 DRAFT	808355---- 1_p013.03	808355---- 1_p013.04	808355---- 1_p013.05
File reference				





EXECUTIVE SUMMARY

Chelmsford City Council has decided to prepare a new Local Plan to ensure it remains fit for purpose, reflects national planning guidance, delivers local priorities, and meets future needs whilst restoring a five-year supply of deliverable housing sites. The Council is currently consulting on the **Pre-Submission draft Local Plan**.

Local Plans are subject to Regulation 105 of *The Conservation of Habitats and Species Regulations 2017* (as amended) (the 'Habitats Regulations'); the process by which Regulation 105 is met is known as '**Habitats Regulations Assessment**' (HRA). The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

There is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development. **This HRA report therefore accompanies the Pre-Submission draft (Regulation 19) Local Plan that is being published for consultation.**

However, **it does not constitute a formal 'HRA screening' or Appropriate Assessment** as the plan is still in development and so any screening or appropriate assessment conclusions would be premature; however, the principles of HRA are applied to the Pre-Submission draft to (a) provide an initial assessment of the likely HRA conclusions, were the plan adopted as currently drafted and (b) identify additional data requirements and/or additional measures that may be required to ensure that the Submission Draft Plan (Regulation 22) has no adverse effects on any European sites.

The HRA of the Pre-Submission draft Local Plan has considered potential effects on all European sites within 15km of the Council's administrative area; any additional sites that may be hydrologically linked to the Local Plan's zone of influence; and any additional sites identified by Natural England following the Issues and Options consultation.

A 'screening' assessment has concluded that nine European sites might be exposed to 'significant' effects from the Local Plan, alone or in combination: Essex Estuaries SAC: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA: Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar: Blackwater Estuary (Mid-Essex Coast Phase 4) SPA: Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar: Dengie (Mid-Essex Coast Phase 1) SPA: Dengie (Mid-Essex Coast Phase 1) Ramsar: Outer Thames Estuary SPA: and Epping Forest SAC.

Appropriate assessments have been undertaken for those aspects where effect pathways are present (in combination water quality, air quality and visitor pressure effects, and effects on species away from the sites), taking into account specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan. These appropriate assessments have concluded that (as currently drafted) **the Pre-Submission draft Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination.**

This conclusion is obviously preliminary: it will be necessary to review any changes that are made to the Pre-Submission draft Local Plan as it proceeds to the submission stage in order to ensure that these initial HRA conclusions remain applicable, and the HRA will also be reviewed and updated as the Local Plan and its evidence base is developed further.

CONTENTS

1	INTRODUCTION	1
1.1	THE CHELMSFORD CITY COUNCIL (CCC) LOCAL PLAN	1
1.2	HABITATS REGULATIONS ASSESSMENT	1
1.3	THIS REPORT	2
2	APPROACH TO HRA OF THE LOCAL PLAN	5
2.1	OVERVIEW	5
2.2	GUIDANCE	7
2.3	CONSULTATION AND PLAN EVOLUTION	8
2.4	STUDY AREA	9
2.5	DATA COLLECTION	9
2.6	REVIEWING THE EMERGING PLAN	11
2.7	SCREENING / ASSESSMENT OF THE DRAFT PLANS IN COMBINATION EFFECTS	12 13
2.8	NOTES ON MITIGATION AND AVOIDANCE	14
2.9	UNCERTAINTY AND ‘DOWN THE LINE’ ASSESSMENT	15
3	BASELINE SUMMARY AND IMPACT PATHWAYS	16
3.1	EFFECT PATHWAYS AND KEY REGIONAL PRESSURES	16
3.2	EUROPEAN SITE SUMMARIES CONSERVATION OBJECTIVES	19 21
3.3	IN COMBINATION PLANS AND PROJECTS PLANS PROJECTS	22 22 22
3.4	2013 – 2036 LOCAL PLAN HRA	27

4	PRE-SUBMISSION PLAN ‘SCREENING’	29
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4.1	PRE-SUBMISSION PLAN SUMMARY	29
4.2	REVIEW / INITIAL ‘SCREENING’ OF PLAN COMPONENTS: POLICIES AND ALLOCATIONS	29
	REVIEW OF PRE-SUBMISSION POLICIES	29
	REVIEW OF PRE-SUBMISSION SITE ALLOCATIONS	32
4.3	REVIEW / ‘SCREENING’ OF EUROPEAN SITES	32
	RECREATIONAL PRESSURE	33
	URBANISATION	37
	ATMOSPHERIC POLLUTION	38
	WATER RESOURCES	41
	WATER QUALITY	44
	FLOODING / WATER LEVEL MANAGEMENT	47
	EFFECTS ON FUNCTIONAL HABITATS OR SPECIES AWAY FROM EUROPEAN SITES	49
	OTHER EFFECT PATHWAYS	55
4.4	SCREENING SUMMARY	55
5	CROUCH ESTUARY SITES	58
<hr/>		
5.1	OVERVIEW	58
5.2	RECREATIONAL PRESSURE / URBANISATION	59
	SUMMARY OF PATHWAY	59
	BASELINE AND PREDICTED CHANGES	59
	INCORPORATED MITIGATION	61
	ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR	61
	ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC	62
	ASSESSMENT OF EFFECTS – OUTER THAMES ESTUARY SPA	63
	RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	63
5.3	WATER QUALITY	63



	SUMMARY OF PATHWAY	63
	BASELINE AND PREDICTED CHANGES	64
	INCORPORATED MITIGATION	65
	ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR	65
	ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC	67
	ASSESSMENT OF EFFECTS – OUTER THAMES ESTUARY SPA	67
	WATER QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	67
5.4	AIR QUALITY	67
	SUMMARY OF PATHWAY	67
	BASELINE AND PREDICTED CHANGES	68
	INCORPORATED MITIGATION	70
	ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR	70
	ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC	71
	AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	71
5.5	FUNCTIONAL LAND	71
	SUMMARY OF PATHWAY	71
	BASELINE AND PREDICTED CHANGES	71
	INCORPORATED MITIGATION	72
	ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR	72
	FUNCTIONAL LAND RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	72
5.6	IN COMBINATION EFFECTS	72
5.7	PRE-SUBMISSION CONCLUSION	73
6	BLACKWATER ESTUARY SITES	74
6.1	OVERVIEW	74
6.2	RECREATIONAL PRESSURE	74
	SUMMARY OF PATHWAY	74
	BASELINE AND PREDICTED CHANGES	75
	INCORPORATED MITIGATION	75

	ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR	76
	ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC	76
	RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	77
6.3	WATER QUALITY	77
	SUMMARY OF PATHWAY	77
	BASELINE AND PREDICTED CHANGES	77
	INCORPORATED MITIGATION	78
	ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR	79
	ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC	80
	WATER QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	80
6.4	AIR QUALITY	80
	SUMMARY OF PATHWAY	80
	BASELINE AND PREDICTED CHANGES	80
	INCORPORATED MITIGATION	82
	ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR	82
	ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC	82
	AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	82
6.5	IN COMBINATION EFFECTS	83
6.6	PRE-SUBMISSION CONCLUSION	83
7	DENGIE SITES	84
<hr/>		
7.1	OVERVIEW	84
7.2	RECREATIONAL PRESSURE	84
	SUMMARY OF PATHWAY	84
	BASELINE AND PREDICTED CHANGES	84
	INCORPORATED MITIGATION	85
	ASSESSMENT OF EFFECTS – DENGIE SPA/RAMSAR	86
	ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC	87
<hr/>		

	RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	87
7.3	IN COMBINATION EFFECTS	87
7.4	PRE-SUBMISSION CONCLUSION	87
8	EPPING FOREST SAC	88
<hr/>		
8.1	OVERVIEW	88
8.2	AIR QUALITY	88
	SUMMARY OF PATHWAY	88
	BASELINE AND PREDICTED CHANGES	89
	INCORPORATED MITIGATION	92
	ASSESSMENT OF EFFECTS	92
	AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION	92
8.3	IN COMBINATION EFFECTS	92
8.4	PRE-SUBMISSION CONCLUSION	93
9	SUMMARY AND CONCLUSIONS	94
<hr/>		
9.1	SUMMARY	94
9.2	CONCLUSIONS	97

TABLES

Table 3-1 - Typical effect pathways and environmental changes associated with terrestrial development	16
Table 3-2 - European sites within scope	19
Table 3-3 – Major Projects considered for potential in combination effects	23
Table 4-1 - Policy ‘types’ that can usually be screened out	30
Table 4-2 - Colour coding for ‘screening’ of Local Plan policies	31
Table 4-3 - Policy aspects requiring examination through appropriate assessment	32
Table 4-4 - Summary of European site screening in relation to visitor pressure	36
Table 4-5 - Summary of European site screening in relation to air quality	40



Table 4-6 - Summary of European site screening in relation to water resources	43
Table 4-7 - Summary of European site screening in relation to water quality	46
Table 4-8 - Summary of European site screening in relation to flooding / water level changes	48
Table 4-9 - Species associated with cropped habitats (after JNCC 2016) and their exposure to the CCC Local Plan outcomes	51
Table 4-10 - Summary of European site screening in relation to functional land	54
Table 8-1 – APIS data for nutrient nitrogen	90

FIGURES

Figure 2-1 - Indicative HRA process for Local Plans	7
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APPENDICES

APPENDIX A

EUROPEAN SITE SUMMARIES

APPENDIX B

SUMMARY OF INITIAL SCREENING OF DRAFT POLICIES

APPENDIX C

REVIEW OF PLANS AND PROGRAMMES

1 INTRODUCTION

1.1 THE CHELMSFORD CITY COUNCIL (CCC) LOCAL PLAN

- 1.1.1. Chelmsford City Council (the Council) adopted the Chelmsford Local Plan 2013 – 2036 in May 2020. The Council is required to review the Local Plan every five years, and is currently preparing a new Local Plan for the period 2022 – 2041.
- 1.1.2. The Council is intending three rounds of public consultation on draft versions of the plan prior to its submission for examination by an independent Planning Inspector, on the following broad timeline:
- Review of the Adopted Local Plan - Issues and Options consultation (completed October 2022)¹.
 - Review of the Adopted Local Plan - Preferred Options consultation (May-June 2024)².
 - Review of the Adopted Local Plan - Consultation on Draft Local Plan (Regulation 19) (early 2025)
- 1.1.3. The Council is completing an Integrated Impact Assessment (IIA) alongside the revised Local Plan. This encompasses the Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Habitats Regulations Assessment (HRA), and Health Impact and Equality Assessment (HIEA) of the revised Local Plan.

1.2 HABITATS REGULATIONS ASSESSMENT

- 1.2.1. Regulations 105 and 107 of The Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations')³ transpose the provisions of Articles 6(3) and 6(4) of Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') as they relate to land-use plans in England and Wales. Regulation 105 states that if a

¹ Available at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>

² Documentation available at: <https://www.chelmsford.gov.uk/media/ew4mbrsr/chelmsford-local-development-scheme-2023-2028.pdf>

³ The 2017 Regulations were amended by the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* to reflect the UK's exit from the EU, although these largely carried forward the provisions and terminology of the 2017 Regulations and do not fundamentally alter their interpretation. This report therefore primarily refers to the 2017 Regulations and (where appropriate for clarity) the relevant provisions of the Habitats Directive.

land-use plan is “(a) is likely to have a significant effect on a European site⁴ or a European offshore marine site⁵ (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site” then the plan-making authority must “...make an appropriate assessment of the implications for the site in view of that site’s conservation objectives” before the plan is given effect.

- 1.2.2. The plan can only be given effect if it can be concluded (following an ‘appropriate assessment’) that the plan “...will not adversely affect the integrity” of a site, unless the provisions of Regulation 107 are met.
- 1.2.3. The process by which Regulation 105 is met is known as Habitats Regulations Assessment (HRA)⁶. An HRA determines whether there will be any ‘likely significant effects’ (LSE) on any European site as a result of a plan’s implementation (either on its own or ‘in combination’ with other plans or projects)⁷ and, if so, whether there will be any ‘adverse effects on site integrity’⁸. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.

1.3 THIS REPORT

- 1.3.1. Regulation 105 essentially provides a test that the final plan must pass; there is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development, with the emerging policies or options reviewed during development to ensure that potentially adverse effects on European sites can be identified at an early stage, and avoided or mitigated through the plan development process. This is undertaken in consultation with Natural England (NE) and other appropriate consultees.

⁴ As noted, the 2019 amendment to the Habitats Regulations largely carried forward the provisions and terminology of the 2017 Regulations, and so the term ‘European site’ is currently retained and for all practical purposes the definition is essentially unchanged. European sites are therefore: any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agreed the site as a ‘Site of Community Importance’ (SCI) (if this was before 31 Jan 2020); any classified Special Protection Area (SPA); and any candidate SAC (cSAC). However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4(4) of Directive 2009/147/EC (the ‘new wild birds directive’) are applied; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Habitats Regulations are applied a matter of Government policy (NPPF para. 187) when considering development proposals that may affect them. “European site” is therefore used in this document in its broadest sense, as an umbrella term for all of the above designated sites. Note, it is likely that this term will be supplanted at some point in the future although an appropriate UK-wide alternative has not yet been established (e.g. the NPPF in England has adopted the term ‘Habitats sites’ to refer collectively to those sites defined by Regulation 8; the *Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019* replaces ‘Natura 2000’ with the ‘National Site Network’).

⁵ ‘European offshore marine sites’ are defined by Regulation 18 of *The Conservation of Offshore Marine Habitats and Species Regulations 2017* (as amended); these regulations cover waters (and hence sites) over 12 nautical miles from the coast.

⁶ The term ‘Appropriate Assessment’ has been historically used to describe the process of assessment; however, the process is more accurately termed ‘Habitats Regulations Assessment’ (HRA), with the term ‘Appropriate Assessment’ limited to the specific stage within the process.

⁷ Also referred to as the ‘test of significance’.

⁸ Also referred to as the ‘integrity test’.

- 1.3.2. WSP Ltd. (WSP) is helping the Council to meet its obligations under Regulation 105. The Issues and Options (I&O) consultation was supported by an Integrated Impact Assessment (IIA) document, which included sections addressing HRA⁹. This provided:
- an outline of the proposed approach and scope of the Local Plan HRA;
 - a summary of the environmental and European site baseline, as currently understood, and any known data gaps or environmental aspects subject to future studies;
 - informal guidance for the Council on any HRA-related issues or risks that may be relevant to the Options selection process, and/or which may need to be considered when reviewing the Local Plan.
- 1.3.3. WSP subsequently reviewed the I&O consultation comments relating to HRA.
- 1.3.4. CCC drafted its “*Review of the Adopted Local Plan - Preferred Options*” for consultation over summer 2024, which was accompanied by an updated HRA document within the Preferred Options IIA¹⁰. CCC subsequently received comments on its Preferred Options, and has now prepared its “*Review of the Adopted Local Plan – Pre-Submission*” for consultation in early 2025.
- 1.3.5. **This HRA report forms part of the IIA that accompanies the *Review of the Adopted Local Plan - Pre-Submission* consultation document.** As with previous HRA reports it does not constitute a formal ‘HRA screening’ or ‘Appropriate Assessment’ as the plan is still in development and so any screening or appropriate assessment conclusions would be premature; however, the principles of HRA have been applied to the Pre-Submission version of the plan to (a) provide an assessment of the likely HRA conclusions, were the plan adopted as drafted and (b) identify additional data requirements and/or additional measures that may be required to ensure that the Submission Draft Plan (Regulation 22) has no adverse effects on any European sites.
- 1.3.6. This report therefore adopts the broad layout and anticipated content of the final (Submission Draft) HRA report and so replicates data and content from the previous HRA documents (with these data reviewed and updated as required). The report includes the following aspects:
- Details of the approach to the HRA of the Local Plan (Section 2).
 - A summary of the baseline condition of the European sites and features that are potentially vulnerable (i.e. both exposed and sensitive) to the likely effects of the Local Plan, and the impact pathways (Section 3).
 - A summary of the ‘screening’ assessments undertaken as part of the HRA of the Pre-Submission draft plan, identifying those European sites and features that will not be affected by plan proposals, and those plan aspects (policies or allocations) which will not significantly affect any European sites (Section 4).
 - Appropriate assessments for those European sites and features that are vulnerable to aspects of the Local Plan, taking account of avoidance or mitigation measures included in the Pre-Submission (Reg. 19) plan (Sections 5 – 8).

⁹ IIA Section 6; available at <https://www.chelmsford.gov.uk/media/undd21y/chelmsford-local-plan-issues-and-options-ia.pdf>.

¹⁰ Available at: <https://www.chelmsford.gov.uk/media/hjjhwgg/preferred-options-integrated-impact-assessment.pdf>



- Identification of additional data requirements and/or additional measures that may be required to ensure that the Submission Draft (Reg. 22) plan avoids adverse effects on integrity (Sections 5 – 8).
- An indication of the anticipated conclusion for the HRA of the Local Plan, assuming a submission consistent with the Pre-Submission (Reg. 19) plan (Section 9).

2 APPROACH TO HRA OF THE LOCAL PLAN

2.1 OVERVIEW

- 2.1.1. European Commission guidance¹¹ and established case-practice suggests a four-stage process for addressing Articles 6(3) and 6(4), and hence Regulations 105 and 107 (see Box 1), although not all stages will necessarily be required:

Box 1 – Stages of HRA

Stage 1 – Screening or ‘Test of significance’

This stage identifies the likely effects of a project or plan on a European site, either alone or ‘in combination’ with other projects or plans, and considers whether these effects are likely to be significant. The ‘screening’ test or ‘test of significance’ is a low bar, intended as a trigger rather than a threshold test: a plan should be considered ‘likely’ to have an effect if the competent authority is unable (on the basis of objective information) to exclude the possibility that the plan or project could have significant effects on any European site, either alone or in combination with other plans or projects; an effect will be ‘significant’ simply if it could undermine the site’s conservation objectives. Note that mitigation measures should not be taken into account at the ‘screening’ stage, in accordance with the People over Wind (Court of Justice of the European Union (ECJ) Case C-323/17); this reinforces the idea of screening as a ‘low bar’ and makes ‘appropriate assessments’ more common.

Stage 2 – Appropriate Assessment (including the ‘Integrity test’)

An ‘appropriate assessment’ (if required) involves a closer examination of the plan or project where the effects on relevant European sites are significant or uncertain, to determine whether any sites will be subject to ‘adverse effects on integrity’ if the plan or project is given effect. The scope of any ‘appropriate assessment’ stage is not set, and the assessments will not be extremely detailed in every case (particularly if mitigation is clearly available, achievable, and likely to be effective). The assessments must be ‘appropriate’ to the effects and proposal being considered, and sufficient to ensure that there is no reasonable doubt that adverse effects on site integrity will not occur (or sufficient for those effects to be appropriately quantified should Stages 3 and 4 be required).

Stage 3 – Assessment of Alternative Solutions

Where adverse effects remain after the inclusion of mitigation, Stage 3 examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of European sites. A plan or project that has adverse effects on the integrity of a European site cannot be permitted if alternative solutions are available, except for imperative reasons of overriding public interest (IROPI; see Stage 4).

Stage 4 – Assessment Where No Alternative Solutions Exist and Where Adverse Impacts Remain

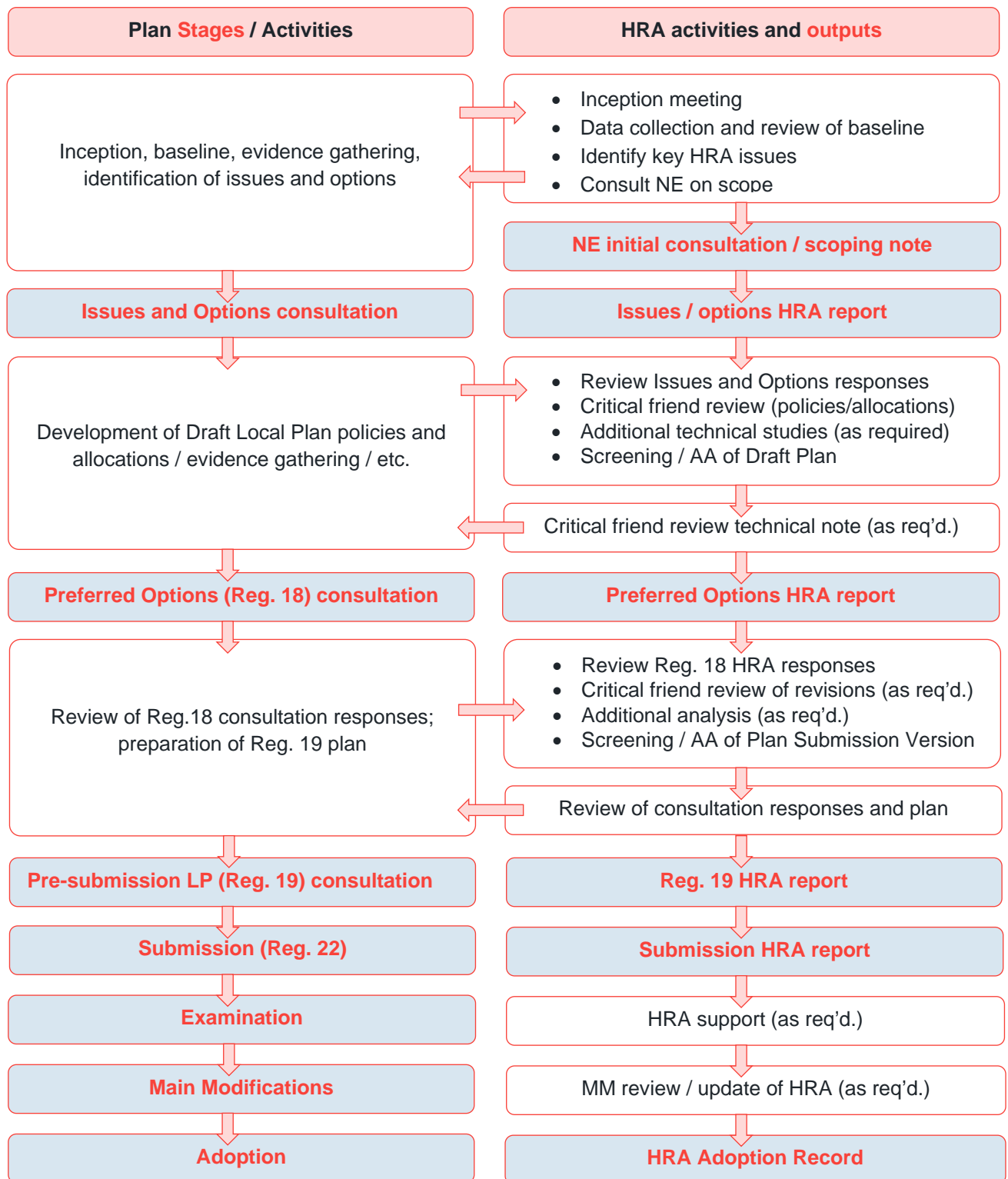
This stage assesses compensatory measures where it is deemed that there are no alternatives that have no or lesser adverse effects on European sites, and the project or plan should proceed for imperative reasons of overriding public interest (IROPI). The EC guidance does not deal with the assessment of IROPI, although the IROPI need to be sufficient to override the adverse effects on European site integrity, taking into account the compensatory measures that can be secured (which must ensure the overall coherence of the ‘national site network’).

¹¹ *Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (EC 2002).

- 2.1.2. HRAs of local planning documents rarely proceed beyond Stage 2, as alternatives to policies or allocations that adversely affect the integrity of a European site¹² are almost always available.
- 2.1.3. The stages in Box 1 (if required) are used to ensure compliance with the Habitats Regulations and so principally reflect the stepwise legislative tests applied to the final, submitted project or plan; there is no statutory requirement for HRA (or its specific stages) to be completed for draft plans or similar developmental stages. Attempting to rigidly apply these steps to the emerging or interim stages of strategic plans is not always appropriate, and often reduces the clarity and usefulness of the HRA as a plan-shaping process for both plan-makers and consultees.
- 2.1.4. Consequently there is inherent flexibility for the HRA process to be run in a manner that provides maximum benefit for plan-development and sound decision-making, whilst still ultimately meeting the legislative tests.
- 2.1.5. The HRA of this plan therefore employs an iterative and consultative approach to HRA, with outputs tailored to each stage of the plan development and consultation process, and the requirements of the key stakeholders, rather than trying to force the guideline HRA stages on to the emerging plan. The HRA therefore contributes to the plan evidence-base, so assisting with the development of sustainable policies from the beginning of the plan-making process rather than being a purely retrospective ‘test’ applied towards the end.
- 2.1.6. Figure 2.1 below provides an overview of our preferred approach to the HRA of Local Plans, identifying the relationships between the HRA process / key outputs and the plan development / consultation points (Reg. 18 etc.). **Note, this is indicative and additional outputs may be appropriate as the plan evolves.**
- 2.1.7. In summary, the early stages of the process are relatively iterative and do not look like a ‘formal’ HRA – so, for example, the Issues and Options HRA report did not attempt to ‘screen’ the Issues and Options (partly as these will be too broad for any such assessment to be meaningful, although guidance would be provided if any options clearly present a risk of unavoidable adverse effects if pursued), but rather set out the local baseline and intended HRA scope, discuss potential data gaps, and identify the key HRA-related issues for the Local Plan to address in its development.
- 2.1.8. The HRA reporting aligns more closely with the guideline stages as the Local Plan develops, with the Preferred Options typically being accompanied by a ‘Draft Local Plan HRA’ report that includes a more detailed ‘screening’ and ‘appropriate assessment’ of the Preferred Options Draft Plan, setting out the HRA-related evidence and the anticipated conclusion (if the plan were to be adopted as drafted, recognising that the HRA can only be completed for the final, adopted plan). This report would then be updated for subsequent consultation stages to reflect consultation responses and plan amendments.

¹² Note, the UK European sites are no longer legally part of the ‘Natura 2000’ network of protected sites, with this being replaced in the UK by the ‘national site network’ which comprises all existing SACs and SPAs and any new SACs and SPAs designated under the 2019 Regulations (Ramsar sites do not form part of the network). This also has relevance if compensation measures are required for an adverse effect, as the relevant metric is the overall coherence of the ‘national site network’. The 2019 Regulations establish management objectives for the ‘national site network’ which contribute to the conservation of UK habitats and species that are also of pan-European importance, and to the achievement of their favourable conservation status within the UK.

Figure 2-1 - Indicative HRA process for Local Plans



2.2 GUIDANCE

2.2.1. The following guidance has been used during the review and assessment of the Pre-Submission draft Local Plan:

- UK Government (2019). *Appropriate assessment: Guidance on the use of Habitats Regulations Assessment* [online]. Available at: <https://www.gov.uk/guidance/appropriate-assessment> [Accessed October 2023].
- Tyldesley, D. & Chapman, C. (2023). *The Habitats Regulations Assessment Handbook* [online]. DTA Publications Limited. Available at: <https://www.dtapublications.co.uk/handbook/>. [Accessed October 2023].
- EC (2019). *Managing Natura 2000 sites: The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC*. Available at: <https://op.europa.eu/en/publication-detail/-/publication/caf47cb6-207a-11e9-8d04-01aa75ed71a1/language-en/format-PDF/source-search>.
- Natural England (2020). *Guidance on how to use Natural England's Conservation Advice Packages in Environmental Assessments*. Natural England, Peterborough.
- Defra (2012). *The Habitats and Wild Birds Directives in England and its seas: Core guidance for developers, regulators & land/marine managers* [online]. Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/82706/habitats-simplify-guide-draft-20121211.pdf. [Accessed October 2023].
- PINS Note 05/2018: *Consideration of avoidance and reduction measures in Habitats Regulations Assessment: People over Wind, Peter Sweetman v Coillte Teoranta*. [withdrawn].
- SNH (2019). SNH Guidance Note: *The handling of mitigation in Habitats Regulations Appraisal – the People Over Wind CJEU judgement* [online]. Scottish Natural Heritage. Available at: <https://www.nature.scot/sites/default/files/2019-08/Guidance%20Note%20-%20The%20handling%20of%20mitigation%20in%20Habitats%20Regulations%20Appraisal%20-%20the%20People%20Over%20Wind%20CJEU%20judgement.pdf>. [Accessed October 2023].

2.2.2. Additional topic-specific guidance (for example, in relation to the assessment of air quality effects) is identified within the relevant assessment sections.

2.3 CONSULTATION AND PLAN EVOLUTION

2.3.1. The HRA process is completed alongside the development of the Plan, and the HRA reports issued at each stage of the plan development reflect the assessment and process at that point in time.

2.3.2. The consultations to date are as follows:

- initial consultation on the intended approach to HRA, undertaken alongside the SEA Scoping Report consultation (14 April – 20 May 2022);
- the 'Issues and Options' Reg. 18 consultation HRA document (11 August – 20 October 2022);
- the 'Preferred Options' Reg. 18 consultation HRA document (May – June 2024); and
- **the Pre-Submission Reg. 19 consultation HRA document (this report; January – March 2025).**

2.3.3. Appropriate HRA reports will be produced to accompany the future plan consultation stages; additional consultations on specific technical aspects are undertaken and documented as required.

2.4 STUDY AREA

- 2.4.1. The zone of influence of a Local Plan varies according to the aspect being considered (for example, noise effects would rarely extend more than a few hundred metres from the source), and so it is not usually appropriate to employ 'arbitrary' spatial buffers to determine those European sites that should be considered within an HRA.
- 2.4.2. However, as distance is a strong determinant of the scale and likelihood of most effects, the considered use of a suitably precautionary search area as a starting point for the assessment (based on an understanding of both the likely plan outcomes and European site interest features) has some important advantages. Using buffers allows the systematic identification of European sites using GIS, so minimising the risk of sites or features being overlooked, and ensures that sites for which there are no reasonable impact pathways can be quickly and transparently excluded from any further screening or assessment. It also has the significant advantage of providing a consistent point of reference for consultees following the assessment process, allowing the screening to focus on the potential effects, rather than on explaining why certain sites may or may not have been considered in relation to a particular aspect of the plan.
- 2.4.3. Most Local Plan HRAs adopt a 15km buffer for the identification of European sites that may be exposed to significant effects, with sites beyond this distance considered as required. The HRA of this plan therefore considers:
- all European sites within 15km of the Council's administrative area (see **Table 3-2, Section 3**);
 - any additional sites that may be hydrologically linked to the Local Plan's zone of influence; and
 - any additional sites identified by Natural England following the Issues and Options Consultation (particularly in relation to air or water quality, see below).
- 2.4.4. This is considered to be a suitably precautionary starting point for the assessment of the Local Plan. **Note, at the screening stage the assessment essentially assumes that there will be 'no effect' (and hence no possibility of 'in combination' effects) on European sites not included within the scope.**

2.5 DATA COLLECTION

- 2.5.1. The screening and appropriate assessment stages take account of the baseline condition of the European sites and their interest features¹³, including (where reported) data on
- the site boundaries and the boundaries of the component SSSIs;
 - the conservation objectives;
 - information on the attributes of the European sites that contribute to and define their integrity;
 - the condition, vulnerabilities and sensitivities of the sites and their interest features, including known pressures and threats;
 - the approximate locations of the interest features within each site (if reported); and

¹³ The interest features are taken to be the qualifying features; and other site features that may be relevant to site integrity, particularly 'typical species' (for SACs) and within-site supporting habitats for SPAs.

- designated or non-designated ‘functional habitats’ (if identified).

2.5.2. These data are derived from, where available / relevant:

- the most recent JNCC-hosted GIS datasets;
- the Standard Data forms for SACs and SPAs and Information Sheets for Ramsar sites;
- Article 12 and 17 reporting;
- the published site Conservation Objectives;
- Supplementary Advice to the conservation objectives (SACO) where available¹⁴;
- Site Improvement Plans (SIPs);
- Core Management Plans (Wales only); and
- the supporting Site of Special Scientific Interest’s favourable condition tables where relevant and where no SACOs applicable to the features are available.

2.5.3. Note:

- For SPAs, the qualifying features are taken as those identified on the most recent JNCC datasets and citations, or NE conservation objectives sheets, where these post-date the 2nd SPA Review (i.e. it will be assumed that any amendments suggested by the SPA review have been made) unless otherwise identified to us by NE.
- The conservation objectives for Ramsar sites are taken to be the same as for the corresponding SACs / SPAs (where sites overlap); SSSI Definition of Favourable Condition (FCTs) are used for those Ramsar features not covered by SAC/SPA designations.

2.5.4. Where possible the site data is used to identify other features that may be relevant to site integrity, particularly ‘**typical species**’ (for SACs), within-site **supporting habitats**, and designated or non-designated ‘**functional habitats**’.

2.5.5. A ‘**typical species**’ is broadly described by EC guidance as being any species (or community of species) which is particularly characteristic of, confined to, and/or dependent upon the qualifying Annex I habitat feature at a particular site. This may include those species which:

- are critical to the composition or structure of an Annex I habitat (e.g. constant species identified by the National Vegetation Classification (NVC) community classification);
- exert a critical positive influence on the Annex I habitat’s structure or function (e.g. a bioturbator (mixer of soil/sediment), grazer, surface borer or predator);
- are consistently associated with, and dependent upon, the Annex I habitat feature for specific ecological needs (e.g. feeding, sheltering), completion of life-cycle stages (e.g. egg-laying) and/or during certain seasons/times; or
- are particularly distinctive or representative of the Annex I habitat feature at a particular site.

¹⁴ NE has published ‘*Supplementary advice on conserving and restoring site features*’ for most European sites in England which describe in more detail the range of ecological attributes which are most likely to contribute to a site’s overall integrity, and the targets each qualifying feature needs to achieve in order for the site’s conservation objectives to be met.

- 2.5.6. Within-site **supporting habitats** are those which support the population(s) of the qualifying species and which are therefore critical to the integrity of the feature.
- 2.5.7. **'Functional habitats'** are generally taken to be habitats or features outside a European site boundary that are important or critical to the functional integrity of the site habitats and / or its interest features. These might include, for example:
- 'buffer' areas around a site (e.g. dense scrub areas preventing public access; areas of land that reduce the effects of agricultural run-off; etc.);
 - specific features or habitats relied on by mobile species during their lifecycle (e.g. high-tide roosts for waders; significant maternity colonies for bats known to hibernate within an SAC; areas that are critical for foraging or migration; etc. Note, this is not intended as a speculative catch-all covering any habitat that might be occasionally used by, or suitable for, a particular species¹⁵).
- 2.5.8. Note, many SPAs and Ramsar sites are largely coincident, both spatially and in terms of features; within this document SPA and Ramsar site names may therefore sometimes be combined with the suffix "SPA/Ramsar" for simplicity where this is not material to the assessment of specific sites or features.

2.6 REVIEWING THE EMERGING PLAN

- 2.6.1. The principles¹⁶ of 'screening' are applied to the emerging plan and its components (i.e. the policies and allocations) as part of an iterative review process, to ensure that:
- any necessary technical assessments focus on those plan aspects that are likely to result in significant effects on European sites; and
 - that the policies of the adopted plan are drafted to provide appropriate overarching safeguards that help (alongside any subsequently identified mitigation) to ensure that the adopted plan will have no significant effects or no significant adverse effects.
- 2.6.2. The outcomes of the HRA reviews are reported as appropriate at each consultation stage; this reporting may outline anticipated conclusions in relation to specific plan aspects. The outcomes of these reviews are re-visited throughout plan evolution to ensure that they remain robust, and that the overall performance of the plan in relation to the safeguarding of European sites meets expectations.
- 2.6.3. The reviews are intended to be a coarse filter for identifying potential effect pathways that cannot be self-evidently discounted, and hence those aspects where further investigation ('appropriate assessment') is required to determine the scale or nature of any effects and / or any bespoke mitigation that is necessary, rather than detailed assessments in their own right.

¹⁵ Case law notes that such land should be necessary to the conservation of the protected habitat types and species (*Holohan v An Bord Pleanala C-461/17*) or play an important role in maintaining or restoring the population of qualifying species at favourable conservation status.

¹⁶ i.e. exploring whether significant effects on European sites are possible; note, from a strict procedural perspective the tests in Regulation 105 (including the 'test of significance') can only be formally applied to the plan intended for adoption and not to its various phases or iterations; therefore the term 'screening' is used advisedly when applied to assessments completed alongside earlier stages of the plan development.

2.7 SCREENING / ASSESSMENT OF THE DRAFT PLANS

- 2.7.1. The Preferred Options (Reg. 18) and Pre-Submission (Reg. 19) draft plans are accompanied by HRA documents that include a ‘screening’ and ‘appropriate assessment’, setting out the HRA-related evidence and the anticipated conclusion (if the plan were to be adopted as drafted, recognising that the HRA can only be completed for the final, adopted plan).
- 2.7.2. The ‘screening’ in these HRAs identifies the following aspects and excludes them from the scope of the appropriate assessment:
- those European sites that are **not** vulnerable (i.e. both exposed and sensitive) to the outcomes of the plan); and
 - the policies and allocations that cannot have significant effects, alone or in combination, or which cannot be assessed at the plan level (e.g. policies that support development or other changes but which are too general to allow any specific assessments of effects (i.e. the locations, scale, quantum etc. are not specified below the geographical level of the plan, assuming that the type of development proposed is not such that significant effects would be unavoidable regardless of these aspects).
- 2.7.3. **The ‘screening’ does not take into account ‘mitigation’, in accordance with ‘People over Wind’** (see below).
- 2.7.4. The **‘appropriate assessment’** determines whether any aspect of the plan will have ‘adverse effects on integrity’ for any European sites, taking into account the sites’ conservation objectives and conservation status. Site integrity (in HRA terms) is *“the coherent sum of the site’s ecological structure, function and ecological processes, across its whole area, which enables it to sustain the habitats, complex of habitats and/or populations of species for which the site is designated”* (EC Guidance ‘Managing Natura 2000’ (2018)).
- 2.7.5. Where a site or interest feature has a ‘favourable’ conservation status then a ‘no adverse effects on integrity’ conclusion can be reached provided that this status will not be undermined by the plan or project at hand; if the conservation status is ‘unfavourable’ then the plan or project must not reduce the conservation status further or create conditions that would make it more difficult for the site or feature to reach ‘favourable’ conservation status. It should be noted that this is not simply a test of whether there are negative effects; an effect may be negative but not undermine the site’s conservation objectives. The integrity test incorporates the precautionary principle, whereby plans or projects should not be approved unless there is no reasonable scientific doubt that adverse effects on site integrity will not occur¹⁷.
- 2.7.6. Appropriate assessments are therefore used to provide a more detailed examination of those plan aspects where significant effects are likely, or (commonly) where there is a residual uncertainty which the assessment is intended to resolve or a mitigation measure requires examination. The

¹⁷ It should be noted that ‘no reasonable scientific doubt’ does not mean ‘absolute certainty’ (which is rarely achievable in any case, particularly at the plan level where detail on specific future developments is often unavailable); sufficient certainty may be achieved through the use of suitably conservative assumptions (e.g. in modelling) or evidence from best-practice elsewhere, taking into account any advice from the relevant statutory bodies. The plan-making authority can then put in place a legally enforceable framework that provides certainty by ensuring that the potential adverse effects identified using the best-available information will not be realised.

‘appropriate assessment’ stage may therefore conclude that the proposals are likely to have an adverse effect on the integrity of a site (in which case they should be abandoned or modified); or that the effects will be ‘significant’ but not adverse (i.e. an effect pathway exists, but those effects will not undermine site integrity, perhaps due to mitigation proposed for inclusion within the plan); or that the effects would, if screening were re-visited, be ‘not significant’ (i.e. the anticipated effect is subsequently shown to be nugatory or *de minimis*¹⁸).

IN COMBINATION EFFECTS

- 2.7.7. Consideration of ‘**in combination**’ effects is not a separate assessment but is integral to both the screening and appropriate assessment stages.
- 2.7.8. At the screening stage the ‘in combination’ assessment focuses on those Local Plan effects that are ‘not significant’, aiming to identify whether these effects might interact with other plans or projects to result in significant effects on a European site in combination (recognising that Local Plan effects that are effectively nil and indistinguishable from background variations cannot operate ‘in combination’ and so can be excluded from the in combination assessment at the screening stage). Any significant ‘in combination’ effects identified are then considered at the appropriate assessment stage, where the assessment aims to determine whether the residual effects of the Local Plan (after mitigation is accounted for) could nevertheless interact with aspects of other plans and projects to adversely affect the integrity of a European site.
- 2.7.9. There is limited guidance available on the scope of the ‘in combination’ element, particularly with regard to which plans or projects should be considered.
- 2.7.10. The assessment of in combination effects arising within the Local Plan itself, or between Local Plans (e.g. of allocations cumulatively or the overall quantum of development regionally) are fundamentally integrated into the assessments, as most effect pathways (e.g. increased recreational pressure) are inherently cumulative.
- 2.7.11. However, the assessment should not be limited to plans at the same level in the planning hierarchy and there is consequently a wide range of strategic plans that could have potential ‘in combination’ effects with the Local Plan. The plans identified by the SA provide the basis for the assessment of ‘in combination’ effects with strategic plans; these plans are reviewed to identify any potential effects (see **Appendix C**) and then considered (as necessary) within the screening and appropriate assessment stages. The assessment does not generally include national strategies, national policy or legislation since the Local Plan must be compliant with these. The assessment takes account of any HRAs completed for those plans, where these are freely available for review¹⁹. It is considered that ‘in combination’ effects are most likely in respect of other regional and sub-regional development plans and strategies.
- 2.7.12. With regard to projects, The Planning Inspectorate’s National Infrastructure Projects database²⁰ is used to identify major projects with the potential to affect the European sites in the HRA scope,

¹⁸ In the absence of avoidance or mitigation measures, as per ‘People over Wind’.

¹⁹ There is no statutory requirement to issue HRAs for public comment, and so many HRAs are not available or are only made available publicly for short consultation periods. In these instances it is assumed that the HRA of the plan was able to conclude ‘no adverse effects’ if the relevant plan has been adopted.

²⁰ <https://infrastructure.planninginspectorate.gov.uk/projects/>

along with any other major projects that CCC are advised of during the plan development process. However, it should be noted that the in combination assessment can be greatly limited by the information available for other plans and projects, particularly where these are at an early stage of development.

- 2.7.13. It is not generally possible to produce a definitive list of existing minor planning applications near each European site, and generating a list of these is typically of little value (since many will be consented and delivered prior to the plan being adopted, and/or before developments supported by the plan are bought forward (i.e. they will form part of the baseline for future project-level HRAs); they typically must meet the policy requirements of the Local Plan also.

2.8 NOTES ON MITIGATION AND AVOIDANCE

- 2.8.1. The development of avoidance or mitigation measures is important to the HRA and plan development process. 'Avoidance measures' are those that are implemented during the iterative plan development process (for example, abandoning a policy or allocation that is likely to have unavoidable adverse effects if implemented)²¹; mitigation measures are used where significant effects are identified in order to prevent adverse effects on a site's integrity²².
- 2.8.2. Avoidance or mitigation measures should aim to reduce the probability or magnitude of impacts on a European site until 'no likely significant effects' or 'no adverse effects on integrity' are anticipated, and they will generally involve the development and adoption of (for example) wording changes to policies, or additional safeguarding policies. Measures must be specific and targeted, and likely to work; it is not appropriate to re-state existing legislation or policy, for example by adding "*and must have no significant effect on any European site*" (or similar) to every policy. The avoidance or mitigation measures should also reflect the limited influence that the Council can exert on non-planning issues and should not generally exceed requirements set by national planning policy or guidance.
- 2.8.3. The 'People Over Wind' judgment creates some issues for the application of avoidance and mitigation measures in the HRA process, stating that "*...it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects [mitigation] of the plan or project on that site*"; as noted, this contrasts with established practice in this area (based on the 'Dilly Lane' judgment)
- 2.8.4. There is limited guidance on the practical implementation of the 'People over Wind' judgment, particularly for plan-level HRAs where the assessment process is usually concurrent with plan development and where measures are invariably incorporated into the plan before the formal 'screening' of the final version takes place. Indeed, many 'recommendations' derived from an iterative policy review process might be interpreted as 'avoidance' or 'mitigation' measures if viewed solely in terms of their implications for European sites, making it difficult to distinguish between basic good policy practice and 'mitigation'.

²¹ Note, the term 'avoidance measures' in this context is not synonymous with the representation of 'mitigation' used in the People over Wind judgment.

²² Although it should be noted that not all 'likely significant effects' will require mitigation measures: the effect may be considered to be likely to be significant (i.e. has the potential to undermine the conservation objectives) but may be shown on further examination to be too limited to have any risk of adversely affecting site integrity.

- 2.8.5. For example, generic policies promoting the use of Sustainable Drainage Systems (SuDS); or safeguarding designated sites (including European sites); or requiring that developers ensure utility provision in advance of occupation, are fairly standard inclusions in virtually all land-use plans but will all act to moderate potential environmental changes that could affect European sites. However, it would clearly be illogical to attempt to screen a hypothetical version of the plan that did not include such policies, particularly if these are included independently of the HRA results.
- 2.8.6. The broader context of the ‘People over Wind’ case suggests that the judgment is principally focusing on those instances where specific measures are included or relied on to avoid or mitigate a specific effect that has been identified, and which would otherwise be significant; the judgment argues that the effectiveness of any such measures should be examined through an appropriate assessment stage. It is therefore arguable that an exhaustive examination of a plan’s genesis to see if any aspects might count as ‘mitigation’ for screening purposes is not necessary, or (arguably) consistent with the intent of the Habitats Directive or the ‘People over Wind’ judgment.
- 2.8.7. Therefore, the screening **does not** take account of specific measures that are included in response to a specific identified effect on a European site, and which are intended to avoid or reduce that effect. However, generic policy safeguards that would be included regardless of the presence of European sites are essentially just ‘the plan’ and are not considered to be ‘mitigation’ unless there is a specific effect or pathway that they are intended or relied on to obviate. Aspects requiring specific investigations to understand the problem (and hence the mitigation requirements), or which rely on established mitigation to avoid an effect, are subject to AA.

2.9 UNCERTAINTY AND ‘DOWN THE LINE’ ASSESSMENT

- 2.9.1. For most policies, even at the strategic level, it will be clear if adverse effects are likely at an early stage, and in these instances the policy should not be included within the plan since plans should not include proposals which would be likely to fail the Habitats Regulations tests at the project application stage. For other options, however, the effects may be uncertain and it is therefore important that this uncertainty is addressed either through additional investigation or (if this is not possible) appropriate mitigation measures that provide certainty that the predicted effect will not occur or will not adversely affect site integrity.
- 2.9.2. It is usually possible to incorporate caveats or measures within policy text that are sufficient to ensure that adverse effects will not occur. However, for other policies this may not be possible because there is insufficient available information about the nature of the development that is being proposed through the policy to enable a robust conclusion to be reached. In these instances, it may be appropriate and acceptable for assessment to be undertaken ‘down-the-line’ at a lower tier in the planning hierarchy. For this to be acceptable, the following conditions must be met:
- the higher tier plan appraisal cannot reasonably predict the effects on a European site in a meaningful way; whereas;
 - the lower tier plan, which will identify more precisely the nature, scale or location of development, and thus its potential effects, retains enough flexibility within the terms of the higher tier plan over the exact location, scale or nature of the proposal to enable an adverse effect on site integrity to be avoided; and
 - HRA of the plan at the lower tier is required as a matter of law or Government policy.
- 2.9.3. This approach is applied as appropriate to the screening and appropriate assessment stages.

3 BASELINE SUMMARY AND IMPACT PATHWAYS

3.1 EFFECT PATHWAYS AND KEY REGIONAL PRESSURES

- 3.1.1. The provisions of the Habitats Regulations ensure that ‘direct’ (encroachment) effects on European sites as a result of land use change (i.e. the partial or complete destruction of a European site) are generally unlikely under normal circumstances, and this will not occur as a result of the Local Plan. Indeed, local plans will generally assist the safeguarding of European sites through their protective policies. However, there will be a number of areas where the direction, controls or influence provided by a plan can result in outcomes that can affect European site interest features.
- 3.1.2. Most potential effect pathways are associated with broad ‘quantum of development’ or population growth aspects, and whilst a local plan is not necessarily the main driver of these effects, they do have a key role in managing them locally through the site allocation process. In this context, the main aspects through which the Local Plan could affect European sites in the study area are:
- through individual allocations or supported developments that are ‘directed’ to a specific location or area; or
 - through ‘in combination’ effects resulting from the cumulative impacts of development associated with the Local Plan and with the plans and programmes of external authorities (such as neighbouring LPAs).
- 3.1.3. These aspects could affect European sites on their own, through typical development-related mechanisms operating at the local scale in relation to specific allocations (e.g. noise, lighting, etc.; see **Table 3-1**); or collectively by exacerbating regional pressures (e.g. pressures on water supply).

Table 3-1 - Typical effect pathways and environmental changes associated with terrestrial development

Pressure / Threat	Common environmental changes
Hydrological changes	Temperature changes Salinity changes Water flow changes Flood regime changes
Pollution and other chemical changes	Non-synthetic and synthetic compound contamination Radionuclide contamination Introduction of other substances (solid, liquid or gas) De-oxygenation Nutrient enrichment Organic enrichment
Physical loss	Physical loss of habitat Physical change to another habitat
Physical damage	Habitat structure changes Changes in suspended solids Siltation rate changes

Pressure / Threat	Common environmental changes
Other physical pressures	Litter Electromagnetic changes Noise changes Introduction of light Barrier to species movement Death or injury by collision
Biological pressures	Visual disturbance Genetic modification and translocation of indigenous species Introduction or spread of non-indigenous species Introduction of microbial pathogens Exploitation / harvesting of species Removal of non-target species during exploitation / harvesting

- 3.1.4. Significant effects or significant adverse effects as a result of individual allocations ‘alone’ are typically unlikely as most environmental changes have a limited ‘zone of influence’ (for example, noise effects on species will rarely be significant over 500m from the source based on natural rates of attenuation alone), and most allocations will not be located particularly close to a European site. However, the Local Plan HRA must also consider the potential for development supported by the plan to operate ‘in combination’ both internally (e.g. between allocations) or with external plans and programmes (e.g. cumulative housing growth regionally). ‘In combination’ changes are often of an inherently larger scale or operate over larger areas.
- 3.1.5. There is obviously a wide range of potential mechanisms and pathways for ‘in combination’ effects depending on the European sites and features. However, there are a few key mechanisms by which local plans (etc.) most commonly operate cumulatively to affect European sites; these are noted below, and provide the broad framework for assessing potential ‘in combination’ effects associated with the Local Plan:
- **Recreational pressure:** Many European sites will be vulnerable to some degree of impact as a result of recreational pressure, although the effects of recreational pressure are complex and very much dependent on the specific conditions and interest features at each site. Local plans can influence recreational pressure through their allocations and associated controls.
 - **Urbanisation:** Urbanisation is generally used as a collective term covering a suite of often disparate risks and impacts that occur due to increases in human populations near protected sites. This would include varied aspects such as fly-tipping or vandalism, predation by cats, or the dispersal of invasive species, although the effects of these aspects depend on proximity, accessibility and the interest features of the sites. This is generally only realised where allocations are close to a designated site.
 - **Atmospheric pollution:** The most relevant air pollutants to habitats and species (particularly plant species) are the primary pollutants sulphur dioxide (SO₂, typically from combustion of coal and heavy fuel oils), nitrogen oxides (NO_x, mainly from vehicles) and ammonia (NH₃, typically from agriculture). These pollutants affect habitats and species mainly through acidification and eutrophication. Local Plans will generally have few specific point-sources for air emissions and

such emissions would typically be controlled through project-level permissions; the main issue for local plans is the assessment of ‘in combination’ effects due to air quality changes that might be associated with the quantum of development growth proposed / supported by a Local Plan, particularly in relation to traffic and N-deposition.

- **Water resources and flow regulation:** The exploitation and management of water resources is connected to a range of activities, most of which are not directly controlled or influenced by local plans; for example, agriculture, flood defence, recreation, power generation, fisheries and nature conservation. Much of the water supply to water-resource sensitive European sites is therefore managed through specific consenting regimes that are independent of local plans. Increased housing growth (which is likely to be supported by a local plan) increases demand on public water supply abstractions, some of which are associated with European sites; however, the consenting regimes are subject to HRA and, importantly, water companies are required to produce 25-year Water Resource Management Plans (WRMPs) that take into account predicted population growth and protected sites when considering future water resource provision. It is therefore very unlikely that development within one local planning authority area could have direct and consequential effects on a European site if growth is in line with water company predictions, particularly as most water companies operate conjunctive-use systems that do not rely on single-source provision. This aspect is most typically managed through policy.
- **Water quality:** Most waterbodies and watercourses are affected to some extent by point or diffuse sources of pollutants, notably nitrates and phosphates. Point sources are usually discrete discharge points, such as wastewater treatment works (WTW) outfalls, which are generally managed through specific consenting regimes that are independent of local plans. In contrast, diffuse pollution is derived from a range of sources (e.g. agricultural run-off; road run-off) that cannot always be easily traced or quantified. Development promoted or supported by local plans is likely to increase demand on wastewater treatment works, and potentially increase run-off which could indirectly affect downstream European sites – although there will inevitably be attenuation as distance from the source increases.

3.1.6. In addition, many European interest features (particularly more mobile animal species) may use or be reliant on non-designated habitats outside of a European site during their life-cycle. All of the above aspects (recreation, water resources, etc.) can therefore also affect European site integrity indirectly through effects on ‘functional habitats’ beyond the designated site boundary.

3.1.7. It should be noted that CCC has completed various reports and studies to update the environmental baseline for the Local Plan, some of which will be relevant to the HRA including:

- Stage 1 - Scoping Water Cycle Study, 2024
- Stage 2 - Detailed Water Cycle Study, 2024
- SFRA Level 1, 2024
- SFRA Level 2, 2024
- Sequential and Exception Testing, 2024

3.1.8. These are available at <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review-2022/>.

3.2 EUROPEAN SITE SUMMARIES

3.2.1. As noted, the HRA of the Local Plan will consider potential effects on:

- all European sites within 15km of the Council’s administrative area (see **Table 3-2**);
- any additional sites that may be hydrologically linked to the Local Plan’s zone of influence; and
- any additional sites identified by Natural England following the Issues and Options consultation.

3.2.2. This is considered to be a suitably precautionary starting point for the assessment of the Local Plan. This scope therefore includes the following sites²³:

Table 3-2 - European sites within scope

Site	Location relative to the CCC boundary
Essex Estuaries SAC	Includes all of the principal estuaries within Essex; within the CCC area along the River Crouch and its tributaries near South Woodham Ferrers.
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Within the CCC area along the River Crouch and its tributaries near South Woodham Ferrers.
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	Within the CCC area along the River Crouch and its tributaries near South Woodham Ferrers.
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Closest point of this site (near Maldon) is approximately 5.3km from the CCC boundary; hydrologically connected via the River Chelmer.
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	Closest point of this site (near Maldon) is approximately 5.3km from the CCC boundary; hydrologically connected via the River Chelmer.
Benfleet and Southend Marshes SPA	Closest point of this site (near Canvey Island) is approximately 8.4km from the CCC boundary; no hydrological connectivity.
Benfleet and Southend Marshes Ramsar	Closest point of this site (near Canvey Island) is approximately 8.4km from the CCC boundary; no hydrological connectivity.
Foulness (Mid-Essex Coast Phase 5) SPA	Approximately 13.6km from CCC boundary; no hydrological connectivity.
Foulness (Mid-Essex Coast Phase 5) Ramsar	Approximately 13.6km from CCC boundary; no hydrological connectivity.
Thames Estuary and Marshes SPA	Approximately 13.5km from CCC boundary; no hydrological connectivity.
Thames Estuary and Marshes Ramsar	Approximately 13.5km from CCC boundary; no hydrological connectivity.

²³ Note, at the screening stage the assessment would essentially assume that there will be ‘no effect’ (and hence no possibility of ‘in combination’ effects) on European sites not included within the scope.

Site	Location relative to the CCC boundary
Abberton Reservoir SPA	Closest point of this site is approximately 16.6km from the CCC boundary; site included due to the reliance of the Essex Water Resource Zone (which covers Chelmsford) on this source.
Abberton Reservoir Ramsar	Closest point of this site is approximately 16.6km from the CCC boundary; site included due to the reliance of the Essex Water Resource Zone (which covers Chelmsford) on this source.
Dengie (Mid-Essex Coast Phase 1) SPA	Closest point of this site is approximately 20.0km from the CCC boundary; no hydrological connectivity. Site is included following scoping response from NE in relation to the previous Local Plan, principally due to the potential for visitor pressure effects.
Dengie (Mid-Essex Coast Phase 1) Ramsar	Closest point of this site is approximately 20.0km from the CCC boundary; no hydrological connectivity. Site is included following scoping response from NE in relation to the previous Local Plan, principally due to the potential for visitor pressure effects.
Outer Thames Estuary SPA	This SPA was extended in December 2017 to include (<i>inter alia</i>) areas of the Crouch and Roach Estuaries that provide foraging habitat for common terns associated with the Foulness SPA. Closest point of site is approximately 2.7km from the CCC boundary.
Epping Forest SAC	NE (in its response to the Preferred Options Consultation Document for the previous or adopted Local Plan) indicated that the HRA should also consider potential effects on Epping Forest SAC (approximately 17km west of the Chelmsford City Council Administrative Area boundary) due to air quality changes; this site is included in the scope for the revised Local Plan for consistency.

3.2.3. Consultations with Natural England have not identified any additional sites that are likely to require assessment.

3.2.4. With regard to downstream receptors, all of the European sites downstream of the CCC area are identified in **Table 3-2**. Note that the coastal and estuarine European sites that are down-catchment from the CCC area have not been identified as sites that are in unfavourable condition due to excessive nutrients in recent NE advice to LPAs²⁴ (such that ‘nutrient neutrality’²⁵ is being deployed or considered as mitigation).

²⁴ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

²⁵ Poor water quality due to nutrient enrichment from elevated nitrogen and phosphorus levels is one of the primary reasons for European sites being in unfavourable condition, and substantial reductions are needed to achieve favourable conservation status. ‘Nutrient neutrality’ is a mitigation approach that potentially allows new developments to be approved provided that there is no net increase in nutrient loading within the catchments of the affected European site.

- 3.2.5. **The key data for these sites are set out in Appendix A.** This provides a summary of the European sites within the scope, including:
- a contextual overview of each site;
 - their interest features;
 - their condition; and
 - the current pressures and threats identified for each site²⁶.
- 3.2.6. These are based on the citations, the Site Improvement Plans (SIPs), information on the condition of the underlying SSSIs, and any supplementary advice provided by Natural England²⁷.
- 3.2.7. The potential mechanisms by which the Local Plan could affect these sites are discussed in **Section 3.1**. There are many factors currently affecting the European sites over which the Local Plan will have no or little influence; analysis of the available European site data and the SSSI condition assessments indicates that the most common reasons for an ‘unfavourable’ condition assessment of the component SSSI units are due to inappropriate management of some form (e.g. over- or under-grazing, scrub control, water-level management etc.).

CONSERVATION OBJECTIVES

- 3.2.8. The Conservation Objectives and Supplementary advice documents for the SACs and SPAs benchmark Favourable Conservation Status (FCS) for each feature. Guidance²⁸ from the UK Statutory Nature Conservation Bodies (SNCBs) provides a broad characterisation of FCS, stating that it “*relates to the long-term distribution and abundance of the populations of species in their natural range, and for habitats to the long-term natural distribution, structure and functions as well as the long-term survival of its typical species in their natural range. It describes a situation in which individual habitats and species are maintaining themselves at all relevant geographical scales and with good prospects to continue to do so in the future*”.
- 3.2.9. The conservation objectives for the sites noted above have been revised by Natural England in recent years to improve the consistency of assessment and reporting. As a result, the high-level conservation objectives for all sites are effectively the same:
- 3.2.10. For SACs:
- “*With regard to the SAC and the natural habitats and/or species for which the site has been designated (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to*

²⁶ The Natural England Site Improvement Plans identify ‘pressures’, which are factors that are known to be currently affecting a site, and ‘threats’ which are factors that may not be exerting a pressure at the moment but which have the potential to do so based on local site knowledge.

²⁷ NE has published ‘*Supplementary advice on conserving and restoring site features*’ for most European sites, which describe in more detail the range of ecological attributes which are most likely to contribute to a site’s overall integrity, and the targets each qualifying feature needs to achieve in order for the site’s conservation objectives to be met.

²⁸ JNCC (2018). *Favourable Conservation Status: UK Statutory Nature Conservation Bodies Common Statement* [online]. Available at: <https://data.jncc.gov.uk/data/b9c7f55f-ed9d-4d3c-b484-c21758cec4fe/FCS18-InterAgency-Statement.pdf>. [Accessed March 2022].

achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring [note: as applicable to each site];

- The extent and distribution of the qualifying natural habitats;
- The extent and distribution of the habitats of qualifying species;
- The structure and function (including typical species) of the qualifying natural habitats;
- The structure and function of the habitats of qualifying species;
- The supporting processes on which the qualifying natural habitats rely;
- The supporting processes on which the habitats of qualifying species rely;
- The populations of qualifying species; and,
- The distribution of qualifying species within the site”.

3.2.11. For SPAs:

- *“With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:*
 - The extent and distribution of the habitats of the qualifying features;
 - The structure and function of the habitats of the qualifying features;
 - The supporting processes on which the habitats of the qualifying features rely;
 - The population of each of the qualifying features; and
 - The distribution of the qualifying features within the site”.

3.2.12. The conservation objectives for Ramsar sites are taken to be the same as for the corresponding SACs / SPAs (where sites overlap). The conservation objectives are considered when assessing the potential effects of plans and policies on the sites; information on the sensitivities of the interest features also informs the assessment. Links to the conservation objectives are provided in **Appendix A**.

3.2.13. As noted, NE has published ‘Supplementary advice on conserving and restoring site features’ (SACO) for some European sites, which describe in more detail the range of ecological attributes which are most likely to contribute to a site’s overall integrity, and the minimum targets each qualifying feature needs to achieve in order to meet the site’s conservation objectives. These are considered at the screening and appropriate assessment stages, as necessary.

3.3 IN COMBINATION PLANS AND PROJECTS

PLANS

3.3.1. The plans identified by the SA provide the basis for the assessment of ‘in combination’ effects with strategic plans (see **Appendix B**).

PROJECTS

3.3.2. The assessment currently takes into account the following major projects identified by the Planning Inspectorate (PINS) or otherwise identified within approximately 20km of the relevant European sites (**Table 3-3**). It should be recognised that many of these projects are offshore projects that inherently have an extremely low risk of interacting directly with the CCC Local Plan to affect any European sites (i.e. spatially coincident impacts, etc.).

Table 3-3 – Major Projects considered for potential in combination effects

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
Manston Airport	Plans to reopen and develop Manston Airport into a dedicated air freight facility able to handle at least 10,000 air cargo movements.	Determined (2022)	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
Sea Link	High Voltage Direct Current (HVDC) offshore cables from Suffolk to Pegwell Bay	Pre-application	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Foulness (Mid-Essex Coast Phase 5) Ramsar ■ Foulness (Mid-Essex Coast Phase 5) SPA
Tilbury2	A new port facility acting alongside the existing Port of Tilbury. Extension of existing jetty facilities and the dredging of berth pockets in the River Thames.	Decided (2020)	<ul style="list-style-type: none"> ■ Thames Estuary and Marshes Ramsar ■ Thames Estuary and Marshes SPA ■ Note, project HRA identified no adverse effects for any European sites
Lower Thames Crossing (Recommendation)	New road crossing connecting Kent and Essex between Gravesham and East Tilbury.	Recommendation	<ul style="list-style-type: none"> ■ Thames Estuary and Marshes Ramsar ■ Thames Estuary and Marshes SPA ■ Note, the project HRA identified no effect pathways for any other sites in the CCC LP HRA scope, including The Swale SPA/Ramsar or the Medway Estuary and Marshes SPA/Ramsar.
LionLink	High Voltage Direct Current (HVDC) offshore cables from the Netherlands to Suffolk.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
East Anglia ONE	An offshore wind farm which could consist of up to 67 turbines, generators and associated infrastructure, with an installed capacity of up to 800MW, located 36km from Lowestoft and 42km from Southwold	Decided	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
East Anglia TWO	An offshore wind farm which could consist of up to 75 turbines, generators and associated infrastructure, with an installed capacity of up to 900MW, located 37km from Lowestoft and 32km from Southwold	Decided	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
A12 Chelmsford to A120 Widening Scheme	Widening where necessary of the A12 between Chelmsford (junction 19) and the A120 (junction 25) from two to three lanes in each direction	Decided	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Abberton Reservoir SPA ■ Abberton Reservoir Ramsar ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Dengie (Mid-Essex Coast Phase 1) Ramsar ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE for any European sites, including in combination with the Chelmsford Local Plan.

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
Sizewell C	New nuclear power station.	Decided	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Note, project HRA identified no LSE or no adverse effects for any European sites.
Norwich to Tilbury	Proposal to reinforce the 400kV high voltage power network in East Anglia to include a new 400kV connection substation in the Tendring district	Pre-application	<ul style="list-style-type: none"> ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Abberton Reservoir SPA ■ Abberton Reservoir Ramsar ■ Potential impacts on birds away from the estuaries.
North Falls Wind Farm	An offshore electricity generating station approximately 24.5km from its nearest point at the Port of Lowestoft.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
Five Estuaries Offshore Wind Farm	Five Estuaries is an offshore wind farm to generate in excess of 300MW.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
Oikos Storage Ltd	The Oikos Marine & South Side project comprises the alteration of existing harbour facilities	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA ■ Thames Estuary and Marshes Ramsar ■ Thames Estuary and Marshes SPA
Nautilus Interconnector	Nautilus Interconnector is a proposed second Interconnector between Great Britain and Belgium.	Pre-application	<ul style="list-style-type: none"> ■ Outer Thames Estuary SPA

Project	Summary	Status	European sites in LP HRA scope potentially exposed to i/c effects* and project-HRA summary (where available)
Bradwell B	A new nuclear power station capable of generating up to 2.2GW of electricity.	Pre-application	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Dengie (Mid-Essex Coast Phase 1) Ramsar ■ Outer Thames Estuary SPA
Longfield Solar Farm	A new 500MW solar photovoltaic array generating station, co-located with battery storage, plus grid connection infrastructure.	Decided (2023)	<ul style="list-style-type: none"> ■ Essex Estuaries SAC ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Note, project HRA identified no LSE for any European sites.

* Note, this draws on any HRAs for these schemes that are publicly available; it is assumed that if a European site is not considered by the project-level screening then that project has ‘no effect’ on that site (and so no possibility of ‘in combination’ effects with the Local Plan).

3.4 2013 – 2036 LOCAL PLAN HRA

- 3.4.1. The main HRA document for the 2013 – 2036 Local Plan was completed in 2018, and reviewed and finalised prior to publication of the plan in 2020.
- 3.4.2. The HRA of the 2013 – 2036 Local Plan concluded that most aspects of the plan would have no significant effects on any European sites, alone or in combination. Appropriate assessments were undertaken where effect pathways could not be self-evidently excluded at screening, which took account of mitigation measures in accordance with ‘People over Wind’. In summary:
- **Recreational Pressures:** The Council committed to the adoption of the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)²⁹ which sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast. The RAMS included measures successfully employed for other European sites, and this plan-level mitigation measure was therefore considered to be both achievable and likely to be effective and so was relied on to ensure that proposals coming forward under the Local Plan either avoid affecting the designated sites entirely (no significant effect) or will not adversely affect site integrity where potential effect pathways remain.
 - **Air Quality:** The air quality assessment focused on sections of Epping Forest SAC and the mid-Essex estuaries sites that are within 200m of a road that might see a potentially significant increase in traffic (>1,000 AADT) and to which the Local Plan might reasonably contribute. This analysis determined that:
 - The Local Plan’s contribution to traffic growth and air quality changes around Epping Forest SAC would be inconsequential, and that air quality and associated traffic thresholds for the features of the SAC will be substantially exceeded over plan period irrespective of the Local Plan’s contribution to traffic volumes near this site. The ‘in combination’ contribution of the Local Plan is therefore considered to be too small to be ‘significant’.
 - There will be traffic growth associated with a large allocation at South Woodham Ferrers on roads within 200m of the Crouch estuary European sites, but these changes will not exceed the accepted thresholds for significance, alone or ‘in combination’. Furthermore, the features of these estuarine sites are not highly sensitive to air quality changes due to the physiochemical characteristics of the sites. The same conclusion was reached for roads near the Blackwater estuary around Maldon.
 - **Water quality:** A detailed WCS was undertaken by AECOM (2018) which has concluded that the treatment capacity of one waste water treatment works in the region could be exceeded due to the growth supported by the Local Plan, which could affect the European sites of the mid-Essex estuaries. However, the improvements required to support the housing growth envisaged by the plan are possible using wastewater treatment technologies currently available and are achievable before the capacity limitations expose European sites to potential effects. The Local Plan included policies requiring the provision of the infrastructure necessary to support new development (including utilities provision and SuDS), which will (in conjunction with the existing waste water planning and consents regime).

²⁹ Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

- **Functional land:** A review of the allocation sites concluded that it is unlikely that any of the sites coincide with functionally-significant non-designated areas of land that are likely to be critical to the integrity of any European sites (particularly with reference to Golden plover and Dark-bellied brent geese). Most are a substantial distance from the nearest European sites and do not appear particularly unique or otherwise notable in a regional context. It is considered that any risk can be accurately quantified and appropriately mitigated at a lower planning tier (e.g. site masterplanning).

3.4.3. The HRA concluded that the Local Plan would have ‘no adverse effects’ on the integrity of any European sites, alone or in combination.

4 PRE-SUBMISSION PLAN ‘SCREENING’

4.1 PRE-SUBMISSION PLAN SUMMARY

- 4.1.1. The updated Local Plan, together with the adopted Minerals and Waste Local Plans, South East (Inshore) Marine Plan and made (adopted) Neighbourhood Plans, will form the Development Plan for the area³⁰.
- 4.1.2. The Local Plan outlines the strategic priorities and long-term vision for Chelmsford and identifies locations for delivering housing and other strategic development needs such as employment, leisure, community and transport development. It contains a Spatial Strategy to deliver this vision. The Local Plan sets out the amount and location of new development, and how places will change and be shaped throughout the Local Plan period and beyond.
- 4.1.3. The Pre-Submission draft Local Plan is available at: www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-local-plan/local-plan-review. In broad terms the Pre-Submission Local Plan includes:
- Nine ‘Strategic Priorities’ for the Council’s area.
 - Provision for up to 22,990 net new homes over the plan period (the quantum of growth).
 - Policies providing geographical direction for development (typically specific housing and employment site allocations, but also implicit location preferences for certain activities or sectors prescribed through (for example) areas of search).
 - Policies broadly supporting development or other changes, but which do not specify a quantum or location.
 - Various development control policies that set out the Council’s tests or expectations when considering proposals, such as safeguarding policies, environmental protection policies or policies relating to design or other qualitative criteria.
- 4.1.4. These aspects could affect European sites on their own, through typical development-related mechanisms operating at the local scale in relation to specific allocations (e.g. noise, lighting, etc.; see **Table 3-1**); or collectively by exacerbating regional pressures (e.g. pressures on water supply or sewerage treatment).

4.2 REVIEW / INITIAL ‘SCREENING’ OF PLAN COMPONENTS: POLICIES AND ALLOCATIONS

REVIEW OF PRE-SUBMISSION POLICIES

- 4.2.1. When considering the likely effects of a policy, it is recognised that some policy ‘types’ cannot usually result in impacts on any European sites. Different guidance documents suggest various

³⁰ Note, HRAs for these plans have been completed (where required) by the relevant competent authorities, and are accounted for as necessary by the HRA of the Pre-Submissions. These plans are also considered for their ‘in combination’ effects with the Local Plan, although it should be noted that the Local Plan is designed to operate reciprocally with these plans.

classification and referencing systems to help identify those policies that can be ‘screened out’ on that basis; the general characteristics of these policy types are summarised in **Table 4-1**.

Table 4-1 - Policy ‘types’ that can usually be screened out

Broad Policy Type	Notes
General statements of policy / aspiration	The European Commission recognises* that plans or plan components that are general statements of policy or political aspirations cannot have significant effects; for example, general commitments to sustainable development. This may include policies that support development or other changes but which are too general (e.g. locations, scale, quantum etc. not specified below the geographical level of the plan) to allow any specific assessments of effects, provided that the type of development proposed is not such that significant effects would be unavoidable regardless of location etc.
General design / guidance criteria or policies that cannot lead to or trigger development	A general ‘criteria based’ policy expresses the tests or expectations of the plan-making body when it comes to consider proposals, or relates to design or other qualitative criteria which do not themselves lead to development (e.g. controls on building design; requirements for affordable homes; etc); however, policies with criteria relating to specific proposals or allocations should not be screened out.
External plans / projects	Plans or projects that are proposed by other plans or permissions regimes and which are referred to in the plan being assessed for completeness (for example, Highways Agency road schemes; specific waste development proposals promoted by a County Minerals and Waste Plan; DCO applications being advanced separately from the plan at hand); however, these would be considered as part of the plan-level ‘in combination’ assessment.
Environmental protection policies	Policies designed to protect the natural or built environment will not usually have significant or adverse effects (although they may often require modification if relied on to provide sufficient safeguards for other policies).
Policies which make provision for change but which could have no conceivable effect	Policies or proposals that cannot affect a European site (due to there being no impact pathways and hence no effect; for example, proposals for new cycle path several kilometres from the nearest European site; criteria for a development’s appearance; etc.) or which cannot undermine the conservation objectives, either alone or in combination, if impact pathways exist.

* EC (2000). *Managing Natura 2000 sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC*

- 4.2.2. It must be noted that it is inappropriate to uncritically apply a policy classification tool (as in **Table 4-1**) to all policies of a certain type. There will be some occasions when a policy or similar may have potentially significant effects, despite being of a ‘type’ that would normally be screened out. Moreover, many policies will have a number of elements to them which may meet different criteria.
- 4.2.3. The criteria in **Table 4-1** have been applied to a review of the policies within the Pre-Submission draft Local Plan to identify the following broad policy groups:

- **‘No effect’** policies: policies that will have ‘no effect’ (i.e. policies that, if included as drafted, self-evidently would not have any effect on a European site due to the type of policy or its operation; for example, a policy controlling town centre shop signage; a policy setting out sustainable development criteria that developments must meet). Note that ‘no effect’ policies cannot have in-combination effects.
- **‘No likely significant effect’** policies: policies where impact pathways exist but the effects will not be significant (alone or in-combination).
- **‘Likely significant effect’** policies: policies where the precise effects on European sites (either alone or in combination) are uncertain or significant, or where measures have been incorporated into the policy to mitigate potential effects, and hence require additional investigation (appropriate assessment). Note that further investigation will often demonstrate that there is no significant effect or allow the suitability of any incorporated mitigation measures to be confirmed.

4.2.4. Reflecting these policy groups, a colour coding system (see **Table 4-2**) has been used for the review and initial ‘screening’ of the Local Plan policies in **Appendix B**.

Table 4-2 - Colour coding for ‘screening’ of Local Plan policies

	No effect or no LSE – policy will not or cannot affect any European sites and can therefore be screened out (subject to a brief review of the final policy prior to adoption).
	Policies with mitigating/moderating elements that do not have significant effects but which are relied on (at least in part) to ensure that significant or significant adverse effects from specific pathways do not occur; these are examined through AA.
	Policies that have potential pathways for effects that require examination through appropriate assessment; note, this does not imply such policies will have adverse effects or even (potentially) significant effects; rather it is an assessment flag.

4.2.11. It should be noted that the inclusion of a policy in the ‘yellow’ category does not mean that significant effects are inevitable since in many instances the assessments reflect uncertainties that need to be explored through further analysis (and it would be possible to undertake an appropriate assessment stage and still conclude (following a further screening) that there will be no significant effects).

4.2.12. The review considers the policies collectively and individually, and so takes the non-specific cross-cutting protective policies within the plan into account although cross-cutting or overarching policies are not relied on where specific mitigation for specific effects is considered necessary for the policy (this is particularly relevant for policies that provide broad or non-specific support for development but which are screened out because they do not define or direct particular developments or activities; in these instances the plan’s protective policies will form a key part of the overall decision-making process). The review also considers any internal tensions within the plan that may be relevant to HRA.

4.2.13. In summary, the vast majority of the planning policies contained in the Pre-Submission draft Local Plan are categorised as ‘no effect’ or ‘no significant effect’ policies (see **Appendix B**). However, the policies in **Table 4-3** are explored further through appropriate assessment.

Table 4-3 - Policy aspects requiring examination through appropriate assessment

Policies	Screening rationale
S6 Housing and Employment Requirements	This policy underpins the growth intentions for the CCC area and therefore is linked to the consideration of possible in combination effects due to recreational pressure
S7 The Spatial Strategy	This policy underpins the spatial distribution of growth; the principal aspect of potential conflict is the inclusion of South Woodham Ferrers in the top tier hierarchy, although this is arguably reasonable given that it is the main settlement area outside Chelmsford. This aspect is explored further.
Allocation policies	Allocation policies are examined for potential effects alone and in combination.

REVIEW OF PRE-SUBMISSION SITE ALLOCATIONS

- 4.2.14. The allocation sites (housing, employment) proposed by the Council have been reviewed to identify those which (if developed) could result in significant effects on a European site that are not obviously avoidable with the standard project-level measures that would be required to meet existing regulatory regimes. The assessment largely focuses on the identification of specific effects that might be associated with specific allocations (and which may therefore require the inclusion of allocation-specific mitigation within the plan) rather than the broader ‘quantum of development’ effects³¹. The risk of effects is obviously strongly dependent on how a particular development is implemented at the project stage and in most cases potential effects can be avoided using best-practice and standard scheme-level avoidance measures which do not necessarily need to be specified for each allocation.
- 4.2.15. In summary, none of the Pre-Submission allocations will have significant effects alone due to their size, location, the habitats affected, the absence of impact pathways, and their distance from the nearest European sites, with the possible exception of the following:
- One allocation within 500m of a European site (Land North of South Woodham Ferrers)
 - Allocations that may affect ‘functionally linked land’ (FLL) associated with some sites (see **Section 4.3** below).

4.3 REVIEW / ‘SCREENING’ OF EUROPEAN SITES

- 4.3.1. European sites or interest features within a study area can often be excluded from further assessment at an early stage in the assessment process (‘screened out’) because the plan or project will self-evidently have either ‘no effect’ or ‘no significant effect’ on these sites (i.e. the interest features are not sensitive to the environmental changes associated with the plan or project; or will not be exposed to those changes due to the absence of any reasonable impact pathways); or, if both exposed and sensitive, the effects of the environmental changes will clearly be inconsequential to the achievement of the conservation objectives).

³¹ Effects due to the overall quantum of development are essentially a within-plan ‘in combination’ effect and are considered in relation to specific European sites in Section 4.3.

- 4.3.2. The following sections provide a brief summary of the screening of the European sites and their interest features based on the baseline data summarised in **Section 3** and the policies and proposals of the Pre-Submission draft Local Plan. It should be noted that this aspect of the screening process is a 'low bar', with sites, aspects or features only 'screened out' if they will self-evidently be unaffected by the Local Plan (i.e. it is aiming to identify those aspects that will clearly have 'no effect' or 'no significant effect' (alone or in combination) due to an absence of impact pathways). It does not attempt a detailed quantification if significant effects via particular pathway cannot be simply or self-evidently excluded (this is completed at an 'appropriate assessment' stage, when mitigation is also accounted for).
- 4.3.3. When screening it is appropriate to assume that all relevant lower-tier consents and permissions (etc.) will be correctly assessed and controlled, and that any activities directly or indirectly supported by the Local Plan will adhere to the relevant legislative and regulatory requirements, and all normal best-practice (e.g. it would be inappropriate to assume that normal controls on, for example, the installation of a new discharge to a watercourse would not be correctly followed). The screening also recognises that there are some aspects over which the Local Plan will have no control (e.g. agricultural practices).

RECREATIONAL PRESSURE

- 4.3.4. Many European sites will be vulnerable to some degree of impact as a result of recreational pressure, although the effects of recreational pressure are complex and very much dependent on the specific conditions and interest features at each site. For example: some bird species are more sensitive to disturbance associated with walkers or dogs than others; some habitats will be more sensitive to trampling or mechanical disturbance than others; some sites will be more accessible than others.
- 4.3.5. The most typical mechanisms for recreational effects are through direct damage of habitats, or disturbance of certain species. Damage will most often be accidental or incidental, but many sites are particularly sensitive to soil or habitat erosion caused by recreational activities and require careful management to minimise any effects (for example, through provision and maintenance of 'hard paths' (boardwalks, stone slabs etc.) and signage to minimise soil erosion along path margins).
- 4.3.6. Disturbance of species due to recreational activities can also be a significant problem at some sites, although the relationship (again) is highly variable and depends on a range of factors including the species, the time of year and the scale, type and predictability of disturbance. Most studies have focused on the effects on birds, either when breeding or foraging. For example, a long-term monitoring project by Natural England on the Thanet Coast has found that turnstones (a shoreline-feeding waterbird) are particularly vulnerable to disturbance from dogs, which interrupts their feeding behaviour and can prevent them from gaining sufficient body fat for overwintering or migration. Finney *et al.* (2005), meanwhile, noted that re-surfacing the Pennine Way significantly reduced the impact of recreational disturbance on the distribution of breeding Golden plover, by encouraging walkers to remain on the footpath.
- 4.3.7. In contrast, some species are largely unaffected by human disturbance (or even benefit from it) which can result in local or regional changes in the composition of the fauna. The scale, type and predictability of disturbance is also important; species can become habituated to some disturbance (e.g. noise), particularly if it is regular or continuous. Unpredictable disturbance is most problematic.

- 4.3.8. Most recreational activities with the potential to affect European sites are ‘casual’ and pursued opportunistically (e.g. walking, walking dogs, riding) rather than structured (e.g. organised group activities or trips to specific discrete attractions), which means that it can be difficult to quantify or predict either the uptake or the impacts of these activities on European sites and (ultimately) harder to control or manage effects. It also means that it is difficult to explore in detail all of the potential aspects of visitor pressure at the strategy level. However, it is possible for plans and strategies to influence recreational use of European sites through the planning process, for example by increasing the amount of green space required within or near developments if potentially vulnerable European sites are located nearby.
- 4.3.9. Attempts to predict the effects of increased recreation on European sites that may be associated with development or allocations derived from strategic plans typically aim to identify the distance within which a certain percentage of visits originate. These are then used to identify ‘buffer zones’ or ‘zones of influence’ within which new development would be considered likely to have significant effects on a site.
- 4.3.10. However, it is important to note that there is no standard method for defining the ‘zone of influence’ and a range of approaches have been adopted for different sites. For example, in a study for Canterbury City Council, Fearnley *et al.* (2014) suggested several possible options for a ‘zone of influence’ around the Thanet Coast SAC, on which mitigation proposals could be based; these ranged from 4.9km (the distance within which 75% of all ‘regular visitors’³² live) to 7.2km (the distance within which 90% of all ‘regular visitors’ live), to 9.8km (the distance within which 75% of all visitors live). Indeed, Fearnley *et al.* (2014) note that “*The identification of a ‘zone of influence’ is really an exercise in identifying a boundary which seems pragmatic, representative of visitor patterns to the site, the physical features of the site, infrastructure, current housing distribution and the nature of the surrounding area*”. The South-East Devon European Site Mitigation Strategy (Liley *et al.* 2014) identifies several alternative approaches for determining the a ‘zone of influence’ around the Exe Estuary SPA (and hence the appropriate area for seeking developer contributions towards mitigation); these ranged from 7.8km from the SPA boundary to 14.3km, with a distance of 10km ultimately selected for the purposes of seeking developer contributions.
- 4.3.11. Probably the most common metric now used for ‘buffer zones’ or ‘zones of influence’ is the distance within which approximately 75% of visitors live. This is obviously strongly influenced by the location of the nearest large population centres (i.e. sites that are further from population centres will inevitably have larger 75% distances) but based on various surveys over recent years the distance within which 75% of visitors live is typically less than 7km (although coastal sites are often more attractive with larger distances). Some visitor surveys (particularly for sites that are regional attractions, hence likely to attract occasional visitors travelling relatively far) use the area within which 90% of ‘regular visitors’ (i.e. once a week or more) live; this results in smaller Zols (vs the 75% metric) that reflect the relatively greater impact of these users.
- 4.3.12. Visitor surveys have been previously undertaken for some sites within the scope, which provide a reasonable and robust basis for identifying locations within which residential development might result in ‘significant effects’ alone or in combination.

³² People visiting at least once a week.

- 4.3.13. The Essex Coast RAMS defines 'Zones of influence' (Zol) for the European sites associated with the Essex estuaries, based on visitor surveys, which provide a reasonable and robust basis for identifying locations within which residential development might result in 'significant effects' alone or in combination. These Zols vary according to the site: in summary, the CCC area overlaps with the Zols for seven European sites (Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar; Dengie SPA/Ramsar³³; and Essex Estuaries SAC).

³³ Note, Dengie SPA/Ramsar, located on the eastern end of the Dengie peninsula, is a substantial distance from the nearest population centres and recognised for its relative inaccessibility by road; the Zol for this site is consequently 20km, arguably reflecting the distance to the nearest large towns rather than the site being proportionally more attractive to visitors than, say, the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar (Zol 4.5km).

Table 4-4 - Summary of European site screening in relation to visitor pressure

Site	Notes	Screen in?
Essex Estuaries SAC	This site is vulnerable (i.e. both exposed and sensitive) to increases in recreational activity and visitor pressure from regional housing growth, to which CCC will contribute; the Essex Coast RAMS defines 'zones of influence' (Zol) within which significant effects from housing growth are considered likely; the Zol for this site is based on the Zols for the associated SPA/Ramsar sites (see below). All of the residential allocation sites in the Pre-Submission Local Plan are within the Zols for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar or the Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, and hence for this site also.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	All of the residential allocation sites in Chelmsford are within the Zol for this site defined by the Essex Coast RAMS.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	All of the residential allocation sites in Chelmsford are within the Zol for this site defined by the Essex Coast RAMS.	Yes
Benfleet and Southend Marshes SPA	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Benfleet and Southend Marshes Ramsar	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) SPA	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Thames Estuary and Marshes SPA	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Thames Estuary and Marshes Ramsar	The Zol for this site defined by the Essex Coast RAMS does not overlap with the CCC area.	No
Abberton Reservoir SPA	Public access to the reservoir is limited and controlled by ESW, and access is designed to minimise effects on the interest features of the site. Effects as a result of the Local Plan are therefore very unlikely given the control over access (and hence exposure) that can be ensured at this site.	No

Site	Notes	Screen in?
Abberton Reservoir Ramsar	As for Abberton Reservoir SPA.	No
Dengie (Mid-Essex Coast Phase 1) SPA	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Dengie (Mid-Essex Coast Phase 1) Ramsar	Strategic Growth Site 10 (North of South Woodham Ferrers) is within the Zol for this site defined by the Essex Coast RAMS.	Yes
Outer Thames Estuary SPA	This marine site is designated for its aggregation of wintering red-throated diver and foraging areas for common tern and little tern breeding at Foulness (Mid-Essex Coast Phase 5) SPA, Breydon Water SPA and Minsmere to Walberswick SPA. The site is within 2.5km of the CCC area on the Crouch estuary.	Yes
Epping Forest SAC	Visitor surveys for the Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy indicate that the Zol for recreational effects is 6.2km; the CCC plan will not therefore have significant effects on this site.	No

URBANISATION

- 4.3.14. Urbanisation is generally used as a collective term covering a suite of often disparate risks and impacts that occur due to increases in human populations near protected sites. Typically, this would include aspects such as fly-tipping or vandalism, although the effects of these aspects again depend on the interest features of the sites: for example, predation of some species by cats is known to be sizeable (Woods *et al.* 2003) and can be potentially significant for some European sites. Recreational pressure is arguably one type of effect associated with urbanisation, although this is usually considered separately as it is less closely associated with proximity; as a broad guide, urbanisation effects are more likely when developments (etc.) are within a few hundred metres of a designated site, whereas people will typically travel further for recreation.
- 4.3.15. Where sensitive sites are involved, development buffers of around 400m are typically used to minimise the effects of urbanisation: for example, Natural England has identified a 400m zone around the Chichester and Langstone Harbours SPA within which housing development should not be located due to the potential effects of urbanisation (particularly, the risk of chick predation by cats, which cannot be mitigated). Similarly, LPAs near the Thames Basin Heaths SPA have adopted a 400m zone around the SPA boundary where there is a presumption against new residential development as the impact on the SPA is considered likely to be adverse. For screening purposes therefore it is assumed that proximate urbanisation effects will not occur over 1km from a site.
- 4.3.16. It should be noted that the bird species at these sites are particularly sensitive due to their breeding behaviours; the qualifying features of other sites may a substantially lower exposure to potential effects due to their behavioural characteristics.
- 4.3.17. Only two European sites (**Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**) are within 1km of the CCC area; these sites are therefore considered further (specifically with reference to **Strategic Growth Site 10: North of South Woodham Ferrers**).

There will be no significant effects via this aspect, alone or in combination, for any other European sites.

ATMOSPHERIC POLLUTION

- 4.3.18. A number of pollutants have a negative effect on air quality; however, the most significant and relevant to habitats and species (particularly plant species) are the primary pollutants sulphur dioxide (SO₂, typically from combustion of coal and heavy fuel oils although this has declined substantially), nitrogen oxides (NO_x, mainly from vehicles) and ammonia (NH₃, principally from agriculture, although catalytic converters are a significant source), which (together with secondary aerosol pollutants³⁴) are deposited as wet or dry deposits. These pollutants affect habitats and species mainly through acidification and eutrophication.
- 4.3.19. Acidification increases the acidity of soils, which can directly affect some organisms and which also promotes leaching of some important base chemicals (e.g. calcium), and mobilisation and uptake by plants of toxins (especially metals such as aluminium).
- 4.3.20. Air pollution contributes to eutrophication within ecosystems by increasing the amounts of available nitrogen (N)³⁵. This is a particular problem in low-nutrient habitats, where available nitrogen is frequently the limiting factor on plant growth, and results in slow-growing low-nutrient species being out-competed by faster growing species that can take advantage of the increased amounts of available N.
- 4.3.21. Overall in the UK, there has been a significant decline in SO_x and NO_x emissions in recent years and a consequential decrease in acid deposition. In England, SO_x and NO_x have declined by 97% and 72% respectively since 1970 (Defra, 2018) which is the result of a switch from coal to gas, nuclear and renewables for energy generation, and increased efficiency and emissions standards for cars. These emissions are generally expected to decline further in future years. In contrast, emissions of ammonia have remained largely unchanged; they have declined by 10% in England since 1980 (Defra, 2018), but since 2008 have started to increase slightly.
- 4.3.22. The effect of SO_x and NO_x decreases on ecosystems has been marked, particularly in respect of acidification; the key contributor to acidification is now thought to be deposited nitrogen, for which the major source (ammonia emissions) has not decreased significantly. Indeed, eutrophication from N-deposition (again, primarily from ammonia) is now considered the most significant air quality issue for many habitats.
- 4.3.23. In practice, the principal source of air pollution associated with the Local Plan will be related to changing patterns of vehicle use due to the promotion of new development (since the Local Plan does not provide for any new significant point-sources). The Department of Transport's *Transport Analysis Guidance*³⁶ states that "beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant" and therefore this distance is used to determine

³⁴ Secondary pollutants are not emitted, but are formed following further reactions in the atmosphere; for example, SO₂ and NO_x are oxidised to form SO₄²⁻ and NO₂⁻ compounds; ozone is formed by the reaction of other pollutants (e.g. NO_x or volatile organic compounds) with UV light; ammonia reacts with SO₄²⁻ and NO₂⁻ to form ammonium (NH₄⁺).

³⁵ Nitrogen that is in a form that can be absorbed and used by plants.

³⁶ See <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>; accessed 15/06/14.

the potential exposure of the European sites to any local effects associated with the Local Plan. Environment Agency (EA) guidance (EA, 2007) also states that “*Where the concentration within the emission footprint in any part of the European site(s) is less than 1% of the relevant long-term benchmark (EAL, Critical Level or Critical Load), the emission is not likely to have a significant effect alone or in combination irrespective of the background levels*”.

- 4.3.24. Highways England’s *Design Manual for Roads and Bridges* (DMRB) sets out an approach for assessing the effect of emissions from specific road schemes on designated sites; this suggests that a quantitative air quality assessment may be required if a European site is within 200m of an affected road and the predicted change in annual average daily traffic (AADT) is over 1,000.
- 4.3.25. This approach has some limitations when considering the effects of a Local Plan (rather than a specific road scheme) although in the absence of any other specific guidance or thresholds it has typically been applied to main or strategic roads³⁷ within 200m of a European site, with case law³⁸ indicating that changes in AADT on particular roads should be determined ‘in combination’ with other plans and projects.
- 4.3.26. Recent JNCC guidance³⁹ recommends that “*For the purpose of decision-making, unless local circumstances support a wider zone, plan HRA should take account of the potential effects of traffic emissions on European sites located within 10 km of the plan boundary. This zone is based on professional judgment recognising that the effects of growth from development beyond 10 km will have been accounted for in the Nitrogen Futures [refer to Refer <https://jncc.gov.uk/our-work/nitrogen-futures>] modelling work business as usual scenario.*”
- 4.3.27. GIS analysis identifies only one main road (motorway, A or B) within both 200m of a European site and 10km of the CCC area (the B1026 Goldhanger Road at Maldon). However potential effects on roads near **Epping Forest SAC**, the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** and the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** are also considered for consistency with the adopted Local Plan and its HRA.
- 4.3.28. Note, for most wetland habitats (particularly waterbodies) eutrophication via agricultural run-off and flood water is overwhelmingly more significant than air pollution, and available-N is rarely a limiting factor in these ecosystems; aquatic and estuarine/marine sites may therefore be screened out due to the limited sensitivity of the features.

³⁷ i.e. trunk roads, A-roads and some B-roads. Changes in the number of vehicles using minor roads in the region will be too small to meaningfully assess using the industry standard approaches to AADT modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring at specific locations – this may be appropriate for a specific development or allocation but not for traffic-growth generally).

³⁸ *Wealden District Council v. Secretary of State for Communities and Local Government*, Lewes District Council and South Downs National Park Authority [2017] EWHC 351.

³⁹ JNCC (2021). *Guidance on Decision-making Thresholds for Air Pollution* [online]. JNCC, Peterborough. Available at: <https://data.jncc.gov.uk/data/6cce4f2e-e481-4ec2-b369-2b4026c88447/JNCC-Report-696-Main-FINAL-WEB.pdf>

Table 4-5 - Summary of European site screening in relation to air quality

Site	Notes	Screen in?
Essex Estuaries SAC	The habitat features of the SAC are not particularly sensitive to atmospheric pollutants and the major road routes in and through the Chelmsford area are not within 200m of the site. The possible exception to this is the area around South Woodham Ferrers, where the A132 is approximately 230m from the European site at its closest point; this road may experience increases in traffic volumes associated with growth around South Woodham Ferrers.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	The habitat features of the SPA are not particularly sensitive to atmospheric pollutants and the major road routes in and through the Chelmsford area are not within 200m of the site. The possible exception to this is the area around South Woodham Ferrers, where the A132 is approximately 230m from the European site at its closest point; this road may experience increases in traffic volumes associated with growth around South Woodham Ferrers.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As per Essex Estuaries SAC and Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Few roads are within 200m of the European site boundaries; the majority are unclassified minor roads linked to small settlements or villages which will not see any potentially significant increases in traffic volumes as result of the Local Plan, with the possible exception of roads around Maldon (notably the B1026 Goldhanger Road, east of Heybridge)	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	As per Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Yes
Benfleet and Southend Marshes SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Benfleet and Southend Marshes Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Foulness (Mid-Essex Coast Phase 5) SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Thames Estuary and Marshes SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No

Site	Notes	Screen in?
Thames Estuary and Marshes Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Abberton Reservoir SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Abberton Reservoir Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Dengie (Mid-Essex Coast Phase 1) SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Outer Thames Estuary SPA	No roads within 200m of site likely to receive potentially significant additional traffic volumes associated with the CCC Local Plan (distance, orientation).	No
Epping Forest SAC	Currently included based on NE consultation responses to the previous or adopted plan.	Yes

WATER RESOURCES

- 4.3.29. The exploitation and management of water resources is connected to a range of activities, most of which are not directly controlled or influenced by the Local Plan; for example, agriculture, flood defence, recreation, power generation, fisheries and nature conservation. Much of the water supply to water-resource sensitive European sites is managed through specific consenting regimes that are independent of the Local Plan.
- 4.3.30. Development supported or managed by the Local Plan is likely to increase demand for water, which could indirectly affect some European sites in the study area. When assessing the potential effects of increased water demand it is important to understand how the public water supply (PWS) system operates and how it is regulated with other water resource consents.
- 4.3.31. Essex and Suffolk Water (ESW) is responsible for supply to the Council area, which is within its Essex Water Resource Zone (WRZ). The supply network in this area is complex and highly integrated, which provides flexibility for the movement of raw and potable water around the WRZ as it is required (for both public water supply and augmentation of rivers during dry periods). In broad summary, most water for the Essex WRZ (around 77%) is derived from surface water abstractions within the WRZ (water from the rivers Chelmer, Blackwater and Stour, and the Roman River is passed to the storage reservoirs at Hanningfield and Abberton, or treated directly at local treatment works for supply), with a small percentage (~3%) derived from groundwater via chalk well and adit sources in the south and south west of the zone. The remaining 20% is provided as bulk supply

from Thames Water's Lea Valley Reservoirs and by the Ely Ouse Essex Transfer Scheme (EOETS), which is owned and operated by the EA and transfers water from the Ely Ouse in Norfolk to Essex to augment flows in the rivers Stour and Blackwater in dry years. The complexity of the supply system means that direct and specific supply relationships (i.e. "*abstraction from source X supplies Chelmsford*") cannot necessarily be made and it is rarely possible or appropriate to identify a particular 'source' for water supply to a specific area.

- 4.3.32. More importantly, the water resources planning process helps to ensure that growth in water demand does not affect European sites. The *Water Industry Act 1991*, as amended by the *Water Act 2003* and *Water Act 2014*, requires that all water companies must publish a Water Resources Management Plan (WRMP) that sets out their strategy for managing water resources across their supply areas over the next 25 years and beyond. WRMPs use calculations of Deployable Output (DO) to establish supply/demand balances; this enables water companies to identify those WRZs with potential supply deficits over the planning period⁴⁰. The calculations account for any reductions in abstraction that are required to safeguard European sites⁴¹ and so the WRMP process (with other regulations) helps ensure (as far as is achievable) that future changes in demand will not affect any European sites⁴².
- 4.3.33. ESW accounted for the growth predicted by the Council and other LPAs in forecasting for its current (2019) WRMP. The 2019 WRMP was subject to HRA, which concluded that it would have no adverse effects on any European sites, including those water-resource sensitive sites and features within the Local Plan HRA study area.
- 4.3.34. ESW has published its WRMP for the 2025 – 2030 planning period⁴³. This indicates that there will be a supply-demand deficit in the Essex WRZ that will be met through demand management, a new water treatment works (WTW) fed by a groundwater source, and WTW upgrades to improve treatment capacity. The HRA for WRMP concludes that it will have no adverse effects on any European sites, alone or in combination.
- 4.3.35. The WRMPs provide the best estimate of future water resource demand, and therefore **it is reasonable to assume that the growth predicted within the Local Plan can be accommodated**

⁴⁰ Forecasts are completed in accordance with the Water Resources Planning Guidelines (published by the Environment Agency) and take into account (inter alia) economic factors (economic growth, metering, pricing), behavioural factors (patterns of water use), demographic factors (population growth, inward and outward migration, changes in occupancy rate), planning policy (LPA land use plans), company policies (e.g. on leakage control and water efficiency measures) and environmental factors, including climate change. The WRMP therefore accounts for these demand forecasts based on historical trends, an established growth forecast model and through review of local and regional planning documents.

⁴¹ For example, sustainability reductions required by the Review of Consents (RoC) or the Environment Agency's Restoring Sustainable Abstractions (RSA) programme. It should be noted that, under the WRMP process, the RoC changes (and non- changes to licences) are considered to be valid over the planning period. This means that the WRMP (and its underlying assumptions regarding the availability of water and sustainability of existing consents) is compliant with the RoC and so the WRMP can only affect European sites through any new resource and production-side options it advocates to resolves deficits, and not through the existing permissions regime.

⁴² Calculations of DO include for Target Headroom (precautionary 'over-capacity' in available water) to buffer any unforeseen variation in predicted future demand; the WRMP is also reviewed on a five-yearly cycle to ensure it is performing as expected and to account for any variations between predicted and actual demand.

⁴³ Available at: <https://www.nwg.co.uk/responsibility/environment/wrmp/wrmp-2025-2030/>

without significant effects on any European sites due to PWS abstractions. Furthermore, since the WRMPs explicitly account for the growth predicted by the Council and other LPAs⁴⁴, ‘in combination’ effects between the Local Plan and the WRMP on water resources will not occur. Having said that, the Local Plan can obviously help manage demand and promote water efficiency measures through its policy controls.

Table 4-6 - Summary of European site screening in relation to water resources

Site	Notes	Screen in?
Essex Estuaries SAC	The site features are water resource sensitive, and potentially vulnerable to increased abstraction (although this is not currently affecting the site). The ESW WRMP will have no significant effects on this site, based on its HRA, and therefore growth within Chelmsford can be accommodated based on the available data. However, the Local Plan policies should allow for the early identification of infrastructure requirements and it may be appropriate to review this conclusion following completion of the 2024 WRMP (in preparation).	No, although ensure policies reflect need to plan for water resource provision.
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Benfleet and Southend Marshes SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Benfleet and Southend Marshes Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Foulness (Mid-Essex Coast Phase 5) SPA	As per Essex Estuaries SAC	As per Essex Estuaries

⁴⁴ Defra/ EA guidance on WRMPs requires that forecast population and property figures be based, wherever possible, upon plans published by local authorities (including ‘adopted’, ‘emergent’, ‘consultation’ and ‘draft’ local plans).

Site	Notes	Screen in?
Foulness (Mid-Essex Coast Phase 5) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Thames Estuary and Marshes SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Thames Estuary and Marshes Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Abberton Reservoir SPA	The site features are water resource sensitive, and potentially vulnerable to increased abstraction (although this is not currently affecting the site, which is in favourable condition). The ESW WRMP will have no significant effects on this site, based on its HRA, and therefore growth within the CCC area can be accommodated based on the available data. However, the Local Plan policies should allow for the early identification of infrastructure requirements and it may be appropriate to review this conclusion following completion of the 2019 WRMP (in preparation).	No, although ensure policies reflect need to plan for water resource provision.
Abberton Reservoir Ramsar	As for Abberton Reservoir SPA.	No
Dengie (Mid-Essex Coast Phase 1) SPA	As per Essex Estuaries SAC	As per Essex Estuaries
Dengie (Mid-Essex Coast Phase 1) Ramsar	As per Essex Estuaries SAC	As per Essex Estuaries
Outer Thames Estuary SPA	The site habitats are arguably water resource sensitive, and potentially vulnerable to increased abstraction, although tern species are not considered sensitive to this impact pathway due to their foraging behaviours.	No
Epping Forest SAC	Not sensitive to abstraction pressures.	No

WATER QUALITY

- 4.3.36. The Council area lies within the surface water catchments of the River Chelmer (which enters the Blackwater estuary at Maldon) the River Crouch. The Council area is served by nine Anglian Water owned water recycling centres (WRCs) which also discharge to these catchments. As a result the only sites potentially exposed to water quality changes are those associated with the Blackwater estuary or the Crouch estuary (i.e. Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar; and Essex Estuaries SAC). It should be noted these European sites have not been identified as sites that are in

unfavourable condition due to excessive nutrients (such that ‘nutrient neutrality’ is being deployed or considered as mitigation) in recent NE advice to LPAs⁴⁵.

- 4.3.37. Most waterbodies and watercourses in the county are affected to some extent by point or diffuse sources of pollutants, notably nitrates and phosphates from agriculture. Point sources are usually discrete discharge points, such as wastewater treatment works (WwTW) outfalls, which are generally managed through specific consenting regimes that are independent of the Local Plan. Diffuse pollution is derived from a range of sources (e.g. agricultural run-off; road run-off) that cannot always be easily traced or quantified. Development promoted or supported by the Local Plan is likely to increase demand on wastewater treatment works and potentially increase non-agricultural run-off.
- 4.3.38. With regard to sewage discharges, a water-cycle scoping study undertaken in 2024⁴⁶ identified three WRCs with potential capacity issues over the plan period: Great Leighs (Blackwater catchment); and South Woodham Ferrers and Wickford (Crouch catchment). The Anglian Water Services (AWS) Drainage and Wastewater Management Plan (DWMP)⁴⁷ also provides information on existing WRCs are close to their discharge permits and technical achievable limits (TAL) of the existing processes (for example ammonia or phosphate limits).
- 4.3.39. Run-off from impermeable surfaces can have considerable effects on waterbodies and watercourses, and is a notable issue in both urban and rural areas. Development has traditionally sought to capture and divert rain and run-off to the nearest watercourse or treatment facility as quickly as possible, and extensive drainage networks have been developed to facilitate this. However, as developed areas have increased so have the total volumes and flow rates of run-off. This has two principal effects: firstly, impermeable surfaces provide very little resistance to the mobilisation and transport of pollutants within run-off; and secondly, flow rates and volumes often exceed the capacity of the receiving drains or watercourses, causing localised flooding or the operation of combined sewer overflows (CSOs)⁴⁸. The effect of run-off from developed areas can be mitigated or reduced by the use of Sustainable Drainage Systems (SuDS) and by increasing the area of permeable surfaces (both natural and artificial) within developed areas. These measures offer effective attenuation by reducing the volumes of surface run-off. They also increase the retention of pollutants and, in the case of some SuDS, can allow for treatment of pollutants.
- 4.3.40. However, it should also be recognised that the water quality effects of the Local Plan are ultimately either controlled by existing consents regimes (which must undergo HRA) or have diffuse ‘in combination’ effects that are difficult to quantify, and so the HRA process typically aims to ensure

⁴⁵ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

⁴⁶ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 1 – Scoping Water Cycle Study*. Arcadis, Birmingham

⁴⁷ Available at: <https://www.anglianwater.co.uk/about-us/our-strategies-and-plans/drainage-wastewater-management-plan/final-plan/>

⁴⁸ All sewerage pipes have a certain capacity, determined by the size of the pipe and the receiving water treatment works. At times of high rainfall, this capacity can be exceeded, with the risk of uncontrolled bursts. CSOs provide a mechanism to prevent this, by allowing untreated sewerage to mix with surface water run-off when certain volumes are exceeded. This is then discharged to the nearest watercourse.

that suitable mitigating policy that will minimise the impacts of plan-supported development on water quality generally is provided.

Table 4-7 - Summary of European site screening in relation to water quality

Site	Notes	Screen in?
Essex Estuaries SAC	This site and its features are potentially vulnerable (i.e. both exposed and sensitive) to water quality changes associated with the Local Plan. This may occur through discharges from WRCs (although it has not been identified as a site that is in unfavourable condition due to excessive nutrients (such that 'nutrient neutrality' is being deployed or considered as mitigation) in recent NE advice to LPAs). Effects are most likely from diffuse pollution or local point sources such as CSOs or unconsented discharges. These will largely be controlled by the EA although the Local Plan policies should aim to ensure that run-off is managed appropriately.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	As for Essex Estuaries SAC.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As for Essex Estuaries SAC.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	As for Essex Estuaries SAC.	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	As for Essex Estuaries SAC.	Yes
Benfleet and Southend Marshes SPA	Not exposed to changes in water quality within the CCC area.	No
Benfleet and Southend Marshes Ramsar	Not exposed to changes in water quality within the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) SPA	Not exposed to changes in water quality within the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	Not exposed to changes in water quality within the CCC area.	No
Thames Estuary and Marshes SPA	Not exposed to changes in water quality within the CCC area.	No
Thames Estuary and Marshes Ramsar	Not exposed to changes in water quality within the CCC area.	No
Abberton Reservoir SPA	Not exposed to changes in water quality within the CCC area.	No

Site	Notes	Screen in?
Abberton Reservoir Ramsar	Not exposed to changes in water quality within the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) SPA	Not exposed to changes in water quality within the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	Not exposed to changes in water quality within the CCC area.	No
Outer Thames Estuary SPA	As for Essex Estuaries SAC (principal area of exposure in the Crouch estuary).	Yes
Epping Forest SAC	Not exposed to changes in water quality within the CCC area.	No

FLOODING / WATER LEVEL MANAGEMENT

- 4.3.41. The implementation of the European Floods Directive (Directive 2007/60/EC) in England and Wales is being co-ordinated with the Water Framework Directive. Catchment Flood Management Plans (prepared by the EA), Shoreline Management Plans (prepared by coastal local authorities and the EA), River Basin District Flood Risk Management Plans (RBMPs, prepared by the EA) and Local Flood Risk Management Strategies set out long term policies for flood risk management. The delivery of the policies from these long-term plans will help to achieve the objectives of these plans and the RBMPs.
- 4.3.42. Much of the Council's Administrative Area is at a low to moderate flood risk (based on EA flood maps) with the exception of areas of Chelmsford (which are vulnerable to fluvial flooding) and the lower-lying coastal areas around South Woodham Ferrers. Development supported by the Local Plan is unlikely to significantly alter regional flood risk levels, but may exacerbate the effects of local flooding. Run-off from impermeable surfaces can have considerable effects on waterbodies and watercourses, meaning that flow rates and volumes often exceed the capacity of the receiving drains or watercourses. This can lead to local water quality impacts on European sites. The effect of run-off from developed areas can be reduced by the use of SuDS and by increasing the area of permeable surfaces (both natural and artificial) within developed areas.
- 4.3.43. Some sites and features may be dependent on water levels being maintained by surface water or groundwater inputs, which may in turn be affected by abstraction (see 'Water Resources', above) or local development (e.g. through dewatering of excavations, which can be an issue for groundwater levels). However, these pathways (particularly dewatering) tend to only operate over relatively short distances and hence are predominantly addressed in relation to individual allocations.
- 4.3.44. Only the downstream European sites have the potential to be exposed to changes in flooding or water levels that might be associated with the Local Plan (i.e. Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar; and Essex Estuaries SAC). However, these sites will not be particularly sensitive to this aspect (i.e. changes in flooding frequency or duration).

Table 4-8 - Summary of European site screening in relation to flooding / water level changes

Site	Notes	Screen in?
Essex Estuaries SAC	Most of this site will have no exposure and limited sensitivity to changes in flooding or water level management associated with development in the CCC area, comprising sub-tidal or intertidal habitats, or localised areas of grazing marsh (where management of water levels is usually locally controlled and influenced). Effects on the SAC due to the Local Plan only have the potential to occur around South Woodham Ferrers, where development could conceivably encroach on wetter areas associated with the terrestrial areas of the site, but this is likely to be localised.	No
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	As for Essex Estuaries SAC.	No
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As for Essex Estuaries SAC.	No
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	Areas of grazing marsh associated with this site will be sensitive to changes in flooding or water management, although these areas have their water levels managed locally and will not be exposed to changes in flood risk etc. associated with the CCC area (i.e. via the Chelmer).	No
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	Areas of grazing marsh associated with this site will be sensitive to changes in flooding or water management, although these areas have their water levels managed locally and will not be exposed to changes in flood risk etc. associated with the CCC area (i.e. via the Chelmer).	No
Benfleet and Southend Marshes SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Benfleet and Southend Marshes Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Thames Estuary and Marshes SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Thames Estuary and Marshes Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Abberton Reservoir SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No

Site	Notes	Screen in?
Abberton Reservoir Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) SPA	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No
Outer Thames Estuary SPA	As for Essex Estuaries SAC (principal area of exposure in the Crouch estuary).	No
Epping Forest SAC	Not exposed to changes in flood risk (etc) associated with development in the CCC area.	No

EFFECTS ON FUNCTIONAL HABITATS OR SPECIES AWAY FROM EUROPEAN SITES

- 4.3.45. The provisions of the Habitats Regulations ensure that ‘direct’ (encroachment) effects on European sites as a result of a land use plan (i.e. the partial or complete destruction of a European site) are extremely unlikely under normal circumstances, and this will not occur as a result of the Local Plan. However, many European interest features (particularly more mobile animal species) may use or be reliant on non-designated habitats outside of a European site during their life-cycle. Developments some distance from a European site can therefore have an effect on the site if its population of interest features is reliant on the habitats being affected by a development and sufficient numbers are exposed to the environmental changes. All of the above aspects (recreation, water resources, etc.) can therefore also affect European site integrity indirectly through effects on functional habitats outside of the designated site boundary.
- 4.3.46. With regard to the European sites within the scope, most functional land will be located relatively close to the site (e.g. less than 5km from the boundary), associated with foraging or roosting behaviours of the bird interest features. However, it is recognised that some areas of cropped lowland farmland may be important for certain wintering waterbirds typically associated with coastal and wetland SPAs (e.g. Mason & MacDonald 1999; Gillings 2003), and that this behaviour is under-recorded by the standard Wetland Bird Survey (WeBS) monitoring technique.
- 4.3.47. The 2016 SPA Review (JNCC, 2016) identifies a broad group of 43 species that are known to be associated with or reliant on cropped habitats, which are under-represented in the SPA network (although the SPA Review suggests that this should be addressed outside the SPA Review process through “*wider countryside measures to preserve and promote permanent pasture as feeding and roosting habitat for the species*”). The species in **Table 4-9** identified as being associated with cropped habitats by the SPA Review are features of the SPA/Ramsar sites within the scope.
- 4.3.48. In addition, ‘flyways’ for birds may cross the CCC area. Recent studies⁴⁹ have identified areas in the east of England as having a ‘moderate’ sensitivity to wind turbine and power line installations for

⁴⁹ Gauld JG et al. (2022). [Hotspots in the grid: Avian sensitivity and vulnerability to collision risk from energy infrastructure interactions in Europe and North Africa](#). *Journal of Applied Ecology* (pre-publication).



some species associated with the SPA/Ramsar sites in the scope; however, the Local Plan does not allocate sites for these developments and so this aspect cannot be assessed at the plan level (beyond ensuring that the policy does not create a presumption in favour of developments that could affect the integrity of European site bird populations).

Table 4-9 - Species associated with cropped habitats (after JNCC 2016) and their exposure to the CCC Local Plan outcomes

Feature	Relevant SPA / Ramsar sites	Requirements	Potentially exposed to CCC plan?
Wigeon <i>Anas penelope</i>	<ul style="list-style-type: none"> ■ Abberton Reservoir SPA 	Closely associated with cropped habitats within ~2km of a roost site, particularly short improved grasslands that are close to water or partially flooded; species exhibits a relatively high level of fidelity to roost and feeding sites (JNCC 2016)	No (distance from site)
Teal <i>Anas crecca</i>	<ul style="list-style-type: none"> ■ Abberton Reservoir Ramsar ■ Abberton Reservoir SPA 	There is little information on the feeding habits of teal in agricultural habitats although they typically forage close to wetlands and it is likely that the use of particular fields is opportunistic, depending on inundation.	No (distance from site)
Ringed plover <i>Charadrius hiaticula</i>	<ul style="list-style-type: none"> ■ Benfleet and Southend Marshes SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Thames Estuary and Marshes SPA ■ Thames Estuary and Marshes Ramsar 	Reliance on cropped habitats principally associated with nesting rather than wintering birds.	No
Dunlin <i>Calidris alpina alpina</i>	<ul style="list-style-type: none"> ■ Benfleet and Southend Marshes SPA ■ Benfleet and Southend Marshes Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Thames Estuary and Marshes SPA ■ Thames Estuary and Marshes Ramsar 	Reliance on cropped habitats principally associated with nesting rather than wintering birds.	No
Dark-bellied brent goose <i>Branta bernicla bernicla</i>	<ul style="list-style-type: none"> ■ Benfleet and Southend Marshes SPA ■ Benfleet and Southend Marshes Ramsar 	Improved pasture / grassland (including recreational grassland), autumn-sown cereals and oil-seed rape within 5 km of roost (JNCC 2016). Ward (2004)	Yes (only in relation to SGS10 North of South Woodham Ferrers and

Feature	Relevant SPA / Ramsar sites	Requirements	Potentially exposed to CCC plan?
	<ul style="list-style-type: none"> ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA ■ Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Dengie (Mid-Essex Coast Phase 1) Ramsar ■ Foulness (Mid-Essex Coast Phase 5) SPA 	<p>suggests that the majority of geese associated with the Crouch and Roach now forage inland on fields near the estuary, although aggregations on the Crouch are still recorded around Brandy Hole (south of the estuary) and Bridgemarsh Island.</p>	<p>the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA.</p>
<p>Golden plover <i>Pluvialis apricaria</i></p>	<ul style="list-style-type: none"> ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar* 	<p>NE has suggested that Golden plover can use functionally-linked land up to 20km from a SPA although it generally appears that the species retains an association with wetland or coastal sites, typically remaining within a few kilometres of these (except where significant regional movements of flocks occur in response to, for example, changing weather conditions), but will often spend several tidal cycles (or more) foraging and roosting in farmland, both during the day and night.</p>	<p>Yes</p>
<p>Hen harrier <i>Circus cyaneus</i></p>	<ul style="list-style-type: none"> ■ Blackwater Estuary (Mid-Essex Coast Phase 4) SPA ■ Dengie (Mid-Essex Coast Phase 1) SPA ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Thames Estuary and Marshes SPA 	<p>Reliance on cropped habitats principally associated with nesting rather than wintering birds.</p>	<p>No</p>
<p>Oystercatcher <i>Haematopus ostralegus</i></p>	<ul style="list-style-type: none"> ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Foulness (Mid-Essex Coast Phase 5) Ramsar 	<p>Reliance on cropped habitats principally associated with nesting rather than wintering birds.</p>	<p>No</p>

Feature	Relevant SPA / Ramsar sites	Requirements	Potentially exposed to CCC plan?
Redshank <i>Tringa totanus</i>	<ul style="list-style-type: none"> ■ Foulness (Mid-Essex Coast Phase 5) SPA ■ Foulness (Mid-Essex Coast Phase 5) Ramsar ■ Thames Estuary and Marshes SPA ■ Thames Estuary and Marshes Ramsar ■ Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar* 	Reliance on cropped habitats principally associated with nesting rather than wintering birds.	No

*Species identified for possible future consideration under Criterion 6.

Table 4-10 - Summary of European site screening in relation to functional land

Site	Notes	Screen in?
Essex Estuaries SAC	No 'functional land' associated with site or features	No
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	The bird interest features are mobile and Dark-bellied brent geese are known to use agricultural land outside the SPA boundary for feeding, and so may be exposed to urbanisation or proximity effects associated with the proposed Local Plan allocations.	Yes
Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar	As for Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA	Yes
Blackwater Estuary (Mid-Essex Coast Phase 4) SPA	No site allocations within 5km of European site therefore Dark-bellied brent geese unlikely to be exposed to environmental changes associated with the Local Plan when using functional land. All known areas of functional land for Dark-bellied brent geese are several kilometres from the CCC area.	No
Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar	Golden plover are not currently listed as a feature of this site, nor are they a qualifying or assemblage feature of the associated SPA. All of the proposed major Local Plan allocations are at least 8 km from Blackwater although NE has previously indicated (2018 HRA) that this aspect should be considered.	Yes (Golden plover)
Benfleet and Southend Marshes SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Benfleet and Southend Marshes Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Foulness (Mid-Essex Coast Phase 5) SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Foulness (Mid-Essex Coast Phase 5) Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Thames Estuary and Marshes SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Thames Estuary and Marshes Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Abberton Reservoir SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Abberton Reservoir Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Dengie (Mid-Essex Coast Phase 1) SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Dengie (Mid-Essex Coast Phase 1) Ramsar	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No

Site	Notes	Screen in?
Outer Thames Estuary SPA	Functional land associated with this site will not be exposed to environmental changes associated with the CCC plan (distance).	No
Epping Forest SAC	Functional land associated with this site (e.g. non-designated woodland that may be utilised by stag beetle populations) will not be exposed to environmental changes associated with the CCC plan (distance).	No

OTHER EFFECT PATHWAYS

4.3.49. No other pathways for likely significant effects as a result of the Pre-Submission Local Plan implementation have been identified.

4.4 SCREENING SUMMARY

4.4.1. **Significant effects on the following sites are not anticipated, alone or in combination;** this is principally due to their distance from the CCC area and the absence of reasonable pathways by which environmental changes associated with the Local Plan could undermine the conservation objectives for the sites:

- Benfleet and Southend Marshes SPA
- Benfleet and Southend Marshes Ramsar
- Foulness (Mid-Essex Coast Phase 5) SPA
- Foulness (Mid-Essex Coast Phase 5) Ramsar
- Thames Estuary and Marshes SPA
- Thames Estuary and Marshes Ramsar
- Abberton Reservoir SPA
- Abberton Reservoir Ramsar

4.4.2. **Significant effects, alone or in combination, cannot be excluded for the following sites and pathways:**

- Essex Estuaries SAC
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)

- Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)
- Blackwater Estuary (Mid-Essex Coast Phase 4) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Dengie (Mid-Essex Coast Phase 1) SPA
 - Recreational Pressure
- Dengie (Mid-Essex Coast Phase 1) Ramsar
 - Recreational Pressure
- Outer Thames Estuary SPA
 - Recreational Pressure
 - Water Quality
- Epping Forest SAC
 - Air Quality

4.4.3. There are residual uncertainties in relation the significance of some effects, and the Local Plan includes measures identified during its development that are intended to minimise or prevent significant or significant adverse effects occurring. These aspects are therefore examined through 'appropriate assessment' in the following sections.

4.4.4. Note that as these sites and pathways have notable overlaps (spatially, in interest features, and in environmental functioning and sensitivities) they are grouped geographically in the following sections to simplify the report structure and to minimise repetition:

- **Section 5: Crouch Estuary sites** (assesses effects on the site units and features of Essex Estuaries SAC, the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar, and the Outer Thames Estuary SPA that are associated with the Crouch estuary (particularly in relation to Strategic Growth Site 10 North of South Woodham Ferrers, as this is the only significant allocation within the Crouch estuary catchment)).
- **Section 6: Blackwater Estuary sites** (assesses effects on the site units and features of Essex Estuaries SAC and Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar that are associated with the Blackwater estuary).

- **Section 7: Dengie sites** (assesses effects on the site units and features of Essex Estuaries SAC and Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar that are associated with the Dengie peninsula.
- **Section 8: Epping Forest SAC.**

4.4.5. **Note also, for the Pre-Submission draft the following assessments remain preliminary and additional data or assessment may be required following the consultation to provide a definitive appropriate assessment conclusion. Key uncertainties are therefore flagged as necessary.**

5 CROUCH ESTUARY SITES

5.1 OVERVIEW

5.1.1. The Crouch estuary complex includes the following European sites:

- **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar:** The Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA covers a complex of salt marsh, grazing marsh and intertidal habitats that provide important feeding and roosting sites for large numbers of waders and waterfowl in winter, particularly **Dark-bellied brent geese**. The Ramsar site is largely coincident with the SPA and is essentially designated for the same wintering bird features, although the site also meets **Ramsar Criterion 2** for the rare, vulnerable or endangered species of plant and invertebrates that are predominantly associated with the supra-tidal and terrestrial habitats of the grazing marshes.
- **Essex Estuaries SAC:** The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The main interest features of Crouch estuary component of the SAC are **Estuaries; Mudflats and sandflats not covered by seawater at low tide; Salicornia and other annuals colonizing mud and sand; Spartina swards (*Spartinion maritima*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritima*)**. Unlike the other local estuaries, the intertidal zones of the Crouch estuary are relatively narrow and constrained by the sea walls, particularly in its upper reaches, and the SAC around South Woodham Ferrers essentially comprises a series of tidal creeks. These areas are generally in ‘unfavourable recovering’ condition, primarily due to salt-marsh erosion which is being addressed through regional habitat creation programmes.
- **Outer Thames Estuary SPA:** The Outer Thames Estuary SPA is primarily an offshore site, initially designated for its wintering population of **Red-throated diver**, but extended (December 2017) to include foraging areas used by breeding tern species associated with SPAs on the Norfolk and Essex coasts (**Common tern** and **Little tern**). The site therefore now covers the subtidal and intertidal areas of the Roach estuary and of the Crouch estuary downstream of North Fambridge. The Crouch and Roach sections of the SPA are primarily included as they are used by Common terns breeding on Foulness.

5.1.2. Those SSSI units of the Crouch and Roach Estuaries SSSI that underpin the above European sites are all at ‘favourable’ or ‘unfavourable recovering’ conservation status.

5.1.3. The screening of the Pre-Submission has indicated that the interest features of these sites associated with the Crouch estuary may be vulnerable (i.e. exposed and sensitive) to environmental changes associated with the implementation of the Local Plan, particularly in relation to ‘in combination’ effects of visitor pressure, water quality and air quality associated with the overall quantum of development. In addition, the qualifying features of the SPAs and Ramsar site may be exposed to development-related effects when outside the site boundary.

5.1.4. There is also one significant allocation in close proximity to the Crouch estuary (SGS10 North of South Woodham Ferrers) which has the potential for ‘alone’ effects through the above mechanisms.

5.2 RECREATIONAL PRESSURE / URBANISATION

SUMMARY OF PATHWAY

- 5.2.1. Allocations in close proximity to a designated site can significantly increase the number of visits made to a site, as can population growth regionally. Most recreational activities with the potential to affect European sites are ‘casual’ and pursued opportunistically (e.g. walking, walking dogs, riding) rather than structured (e.g. organised group activities or trips to specific discrete attractions), which means that it can be difficult to quantify or predict either the uptake or the impacts of these activities on European sites and (ultimately) harder to control or manage effects.
- 5.2.2. Damage of habitats or disturbance of species due to recreational activities can be a significant problem at some sites, although the relationship is highly variable and depends on a range of factors including the habitats, the species, the time of year and the scale, type and predictability of disturbance.
- 5.2.3. With regard to the Crouch estuary sites, human activity might affect the qualifying bird species either directly (e.g. through causing them to flee) or indirectly (e.g. through damaging the supporting habitats). However, birds will also display a range of subtle behavioural responses that can have an energetic cost, through reduced food intake and / or increased energy expenditure. Broadly, disturbance can therefore result in reduced breeding success or increased mortality. At the population scale, this can be significant.
- 5.2.4. In addition to broad ‘quantum of development’ effects the western side of Strategic Growth Site 10 (SGS10 North of South Woodham Ferrers) is approximately 280m from the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** and **Essex Estuaries SAC** at Fenn Creek, to the west of South Woodham Ferrers (the allocation also includes a small tributary of Fenn Creek); the eastern edge is approximately 250m from the creek at Saltcoats Park, which are included within the SPA and Ramsar sites. As a result, there is scope for this allocation to significantly affect these sites alone through recreational pressure and urbanisation effects on habitats and species, including functional habitats outside European site boundaries; however, it should be noted that the site has resolution to grant planning permission subject to a S106 Agreement (Ref: 21/01961/FUL and Ref: 22/00311/OUT), which have been subject to project-level HRA, and is expected to be delivered between 2026 and 2035. The adopted Neighbourhood Plan for South Woodham Ferrers will also shape this site allocation.

BASELINE AND PREDICTED CHANGES

- 5.2.5. The issue of region-wide in combination recreational pressure on the European sites associated with the Essex estuaries has been recognised for several years, and has been subject to a detailed mitigation strategy (“*The Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS)*”⁵⁰ that currently covers the period 2018 – 2038 (i.e. the majority of the Local Plan period)⁵¹. This strategy therefore provides a context for the baseline and the assessment.

⁵⁰ Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

⁵¹ The RAMS included housing data up to 2038, which was the longest Plan period for a partner LPA. These housing numbers will be reviewed and, where necessary, updated over the lifetime of the strategy in accordance with LPA monitoring data, as part of the Essex Coast RAMS monitoring and review process.

- 5.2.6. The Essex Coast RAMS defines 'Zones of influence' (Zol) for the European sites associated with the Essex estuaries, based on visitor surveys, which provide a reasonable and robust basis for identifying locations within which residential development might result in 'significant effects' alone or in combination. The Zol for the **(Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar)** is 4.5km (this Zol is also applied to the Crouch estuary component of the **Essex Estuaries SAC**). The Zols are used to identify areas within which developer contributions are levied to support the RAMS, and hence as a proxy for 'significant' effects⁵²; however, it should be noted that these contributions are not generally tied or explicitly associated with the closest sites since some mitigation measures (e.g. Rangers) will be over-arching.
- 5.2.7. The Essex Coast RAMS identifies the anticipated housing numbers within the overall Zol for the Essex coast (note, these numbers are not broken down by site-specific Zol). In summary, the RAMS assumes that there will be 10976 new dwellings within the Chelmsford area to 2038, with 8771 not consented at the time of publication (and hence subject to the tariff).
- 5.2.8. The Pre-Submission Local Plan makes provision for a substantial uplift in these numbers: the Pre-Submission plan makes provision for up to 22,990 net new homes over the plan period (i.e. to 2041), virtually all of which will be within the Zol for the Essex coast. With regard to the Crouch estuary specifically, approximately 220 more houses are proposed under the Pre-Submission plan (all associated with SGS10 North of South Woodham Ferrers), relative to the current Local Plan. This will increase the population of South Woodham Ferrers by around 17.7%⁵³.
- 5.2.9. Strategic Growth Site 10 (SGS10) is an approximately 110 ha greenfield allocation located across the northern edge of South Woodham Ferrers, between the junction of the A132 and B1012, and the Chelmsford City Council Administrative Area boundary east of Bushy Hill. This allocation is covered by a specific policy in the Pre-Submission Local Plan (Strategic Growth Site 10 – North of South Woodham Ferrers) and is expected to comprise:
- ~1220 new homes including affordable housing;
 - a 5-plot Travelling Showpersons' site;
 - 1,200sqm of flexible business space;
 - 1,900sqm of food retail floorspace (already delivered);
 - a potential new primary school; and
 - early years and childcare nurseries.
- 5.2.10. Population increases associated with allocation SGS10 will increase recreational pressure on the SPA/Ramsar as more people are likely to make use of the coastline for leisure and work. It is not possible to accurately model the likely increase in the number of visits to the site without substantial

⁵² Note that almost all of the CCC allocations are outside the 4.5km Zol for the Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar.

⁵³ Census population data are reported by 'Lower Super Output Area' (LSOAs), geographical areas that were introduced in 2004 to improve the reporting of small area statistics. Some of these were amended between 2011 and 2021. The 2021 Census population data are not yet published although mid-2020 LSOA estimates indicate that the population of South Woodham Ferrers was around 15840 in 2020); the approximate population equivalent of the SGS10 allocation, based on an average occupancy of 2.3 people per home, would be 2,806.

investigations into the current behaviour of residents around the estuaries (including those that do not regularly visit the sites). However, it is reasonable to assume that new residents are likely to behave (on average) in a similar manner to existing residents, and therefore the population increase can be used as a proxy for the likely increase in visitor pressure due to SGS10⁵⁴. Based on the growth of South Woodham Ferrers, a 17% increase (at least) in the number of visitors to the SPA would be a reasonable assumption (based on the increase in the town population due to the SGS10 allocation alone), and more when considered ‘in combination’ with developments in other districts.

INCORPORATED MITIGATION

- 5.2.11. The Pre-Submission Local Plan includes several mitigation measures designed to prevent adverse effects on the integrity of European sites due to recreational pressure; these include:
- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires contributions from residential developments to the RAMS);
 - **Policy DM16** – Protection and promotion of ecology, nature and biodiversity (requires contributions from residential developments to the RAMS).
 - **Strategic Growth Site Policy 10 – North of South Woodham Ferrers** (sets out requirements for the development including high quality circular routes or connections to the wider Public Rights of Way network located away from the Crouch estuary; provision of a network of green infrastructure to mitigate the visual, biodiversity and heritage impacts of the development; and mitigation for potential effects due to recreational pressure on nearby European sites).
- 5.2.12. It should be noted that that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.
- 5.2.13. The RAMS was adopted in 2019, and formalised in CCC planning policy by the adoption of an SPD in 2020. The RAMS currently covers the period to 2038, although provision is made within the document for this to be extended. It should be noted that mitigation delivered by the RAMS is considered fundamentally scalable to address higher housing numbers; this is consistent with NE’s position on other strategic mitigation schemes (for example, in relation to the Thames Basin Heaths SPA, the Thanet Coast, or the SPAs associated with the Solent and nearby harbours).

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

- 5.2.14. The majority of the proposed Local Plan allocations, particularly the larger allocations around the Chelmsford Urban Area, will have a limited influence on visitor pressure at the Crouch and Roach Estuaries SPA / Ramsar sites due to their distance from these sites, and the relative inaccessibility of most parts of the sites.
- 5.2.15. There is likely to be a notable increase in population within 4.5km of the site (principally around the western end of the estuary, where several towns are relatively close), and the nearest Local Plan allocations (principally SGS10 but including other allocations also) will contribute to this increase.

⁵⁴ Although it is possible that visits will increase disproportionately in the short-term as new residents explore the surrounding areas.

This will increase the number of visits and visitors to the estuary, which may increase the risk of disturbance events having a significant effect on wintering waterbird populations.

5.2.16. In considering the potential effects of increased recreational pressure on these sites due to the Pre-Submission Local Plan, the following aspects are relevant:

- The Pre-Submission Local Plan incorporates the agreed and accepted strategic mitigation for recreational effects on the European sites associated with the Essex estuaries, i.e. the RAMS, which has been adopted as an SPD.
- The RAMS is considered fundamentally scalable to address higher housing numbers, and extendable to cover the revised plan period (although note that the increase in housing numbers in the 4.5km Zol for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** over those proposed under the adopted Local Plan is small (essentially ~220, associated with SGS10). The RAMS is subject to regular monitoring, which will inform future amendments to ensure its continued effectiveness.
- With regard to SGS10, the site has resolution to grant planning permissions subject to a S106 Agreement (Ref: 21/01961/FUL and Ref: 22/00311/OUT), which have been subject to project-level HRA that have concluded that there will be ‘no adverse effects’ on these European sites, alone or in combination. These included consideration of allocation-specific mitigation for recreational pressure and urbanisation effects.

5.2.17. With regard to monitoring the effectiveness of the RAMS, provision is made within the RAMS for annual monitoring and a report for each LPA to inform their Annual Monitoring Report (AMR). A review of the RAMS is also underway which will involve new visitor surveys. Results from these surveys are not currently available, however there is evidence of the effectiveness of the measures (notably ranger provision) from other RAMS programmes such as that associated with the Solent⁵⁵, which have reported significant differences in measures of disturbance.

5.2.18. On this basis, it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

5.2.19. The qualifying features of the Essex Estuaries SAC are also sensitive to visitor pressure, principally through direct damage (trampling, erosion etc.) and localised eutrophication (e.g. associated with dog faeces); other pressures, for example bait digging, may also increase as a result of population growth locally.

5.2.20. Many of the SAC habitats will have limited exposure to casual recreation (in general, few people will directly access the intertidal mudflats and sandflats feature for example, other than bait diggers) although the SAC includes most of the sea walls along the Crouch estuary. However, the interest features are generally fairly resilient to direct disturbance (since coastal habitats are typically exposed naturally to a range of environmental perturbations).

⁵⁵ Available at: https://solent.birdaware.org/media/33773/Disturbance-Monitoring-Report-Winter-2018-2020/pdf/Disturbance_Monitoring_Report_Winter_2018-19_and_2019-20.pdf

- 5.2.21. The measures set out in the RAMS to safeguard the supporting habitats of the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** are considered effective for the SAC features also; on this basis it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Essex Estuaries SAC** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – OUTER THAMES ESTUARY SPA

- 5.2.22. The Crouch estuary component of the **Outer Thames Estuary SPA** is primarily designated to cover foraging areas associated with Common tern colonies located on Foulness.
- 5.2.23. **Common terns** are generally less sensitive to recreational disturbance when foraging than wintering water birds, and can more easily avoid exposure to disturbing activities, due to their behavioural characteristics and foraging preferences. The colonies on Foulness generally have a relatively low exposure to visitor pressure due to their location and MoD access restrictions, and the Zol for **Foulness (Mid-Essex Coast Phase 5) SPA** does not coincide with the CCC area (and so adverse effects on the colonies themselves, hence the integrity of the **Outer Thames Estuary SPA Common tern** population, would not be expected.
- 5.2.24. Irrespective of this, the measures set out in the RAMS to safeguard the supporting habitats of the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** apply to **Foulness (Mid-Essex Coast Phase 5) SPA** also, and are considered effective for the **Outer Thames Estuary SPA** features when using the Crouch estuary. On this basis it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Outer Thames Estuary SPA** due to recreational pressure or urbanisation effects, alone or in combination.

RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.2.25. The incorporated policy measures will provide sufficient safeguards to ensure that the recreational pressure does not adversely affect the Crouch estuary sites as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Pre-Submission Local Plan is adopted as currently drafted.**

5.3 WATER QUALITY

SUMMARY OF PATHWAY

- 5.3.1. Poor water quality due to nutrient enrichment from elevated nitrogen (N) and phosphorus (P) levels is one of the primary reasons for freshwater habitats and estuaries being in unfavourable condition. Typically, available P is the limiting factor on plant growth in freshwater aquatic systems (for which a significant source is treated wastewater), whereas in estuarine and marine systems available N is usually limiting (for which a significant source is agricultural run-off). Most waterbodies and watercourses in the LPA area are also affected to some extent by diffuse pollution derived from a range of sources (e.g. agricultural run-off; road run-off) that cannot always be easily traced or quantified.
- 5.3.2. In addition, a small ephemeral ditch on the SGS10 allocation site connects to the estuary, which may provide a pathway for site-derived pollutants.

BASELINE AND PREDICTED CHANGES

- 5.3.3. The current (2023) Water Framework Directive (WFD) ecological classification of the Crouch estuary is 'moderate'⁵⁶. The main aspects that prevent the waterbody achieving 'good' status are dissolved inorganic nitrogen (linked to water industry sewage discharges and poor nutrient and livestock management in agriculture) and the presence of hazardous substances (notably mercury/mercury compounds and polybrominated diphenyl ethers (PBDE)).
- 5.3.4. With regard to the features of the **Essex Estuaries SAC** and **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**, NE's site improvement plan does not suggest that water quality is a current threat or pressure, although the supplementary advice⁵⁷ provides water quality targets, including:
- Reduce aqueous contaminants to levels equating to High Status according to Annex VIII and Good Status according to Annex X of the Water Framework Directive, avoiding deterioration from existing levels.
 - Maintain the dissolved oxygen (DO) concentration at levels equating to Good Ecological Status (specifically ≥ 4.0 mg L⁻¹ (at 35 salinity) for 95 % of year) avoiding deterioration from existing levels.
 - Maintain water quality at mean winter dissolved inorganic nitrogen levels where biological indicators of eutrophication (opportunistic macroalgal and phytoplankton blooms) do not affect the integrity of the site and features, avoiding deterioration from existing levels.
- 5.3.5. As water pollution is not identified in the SIP as a threat or pressure, and the component SSSIs of these sites are currently in 'favourable' or 'unfavourable recovering' condition, it can be inferred that water pollution is not currently affecting the integrity of the European sites or preventing them from reaching favourable conservation status. It should be noted these European sites have not been identified as sites that are in unfavourable condition due to excessive nutrients (such that 'nutrient neutrality' is being deployed or considered as mitigation) in recent NE advice to LPAs⁵⁸.
- 5.3.6. With regard to sewage discharges, water-cycle studies (WCS) undertaken in 2024^{59,60} identified two WRCs in the Crouch estuary catchment with potential capacity issues over the plan period: South Woodham Ferrers and Wickford. The water-cycle scoping study indicated that the permits for South Woodham Ferrers and Wickford will be exceeded under all the growth scenarios considered, one of which essentially mirrors the Pre-Submission Local Plan.

⁵⁶ Environment Agency (2024). Catchment Data Explorer [online]. Available at: <https://environment.data.gov.uk/catchment-planning/v/c3-plan/WaterBody/GB520503704100> [Accessed Jan 2024].

⁵⁷ Available at: <https://designatedsites.naturalengland.org.uk/Marine/SupAdvice.aspx?SiteCode=UK9009244>

⁵⁸ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

⁵⁹ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 1 – Scoping Water Cycle Study*. Arcadis, Birmingham

⁶⁰ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 2 – Detailed Water Cycle Study*. Arcadis, Birmingham

- 5.3.7. However, the WCS has determined that the capacity issues at South Woodham Ferrers and Wickford are not fundamental (i.e. although consents will be exceeded in the absence of upgrades, the required upgrades are technologically achievable and/or transfer of sewerage to WRCs with capacity is possible). The key issue is therefore timing, which the Local Plan can influence.

INCORPORATED MITIGATION

- 5.3.8. The provision of wastewater treatment capacity is a statutory obligation on Anglian Water, and it is required to comply with all relevant discharge consents. The Local Plan contributes to the wastewater treatment planning process by providing certainty for Anglian Water (through the allocations process) but does not (and cannot) directly influence or control Anglian Water's plans for service delivery. The Local Plan therefore adopts a policy-led mitigation approach to this aspect, to ensure that this potential issue is appropriately considered at the site level when developments are brought forward. The Pre-Submission Local Plan includes several mitigation measures that will help prevent adverse effects on the integrity of European sites due to water quality changes; these include:

- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires the Council to ensure that new development does not contribute to water pollution);
- **Strategic Policy S9** – Infrastructure Requirements (requires that new development include appropriate waste water treatment and SuDS)
- **Strategic Growth Site Policies 7a / 7b / 7c / 10** – Strategic allocations (require SuDS).

- 5.3.9. This approach has been developed through close liaison with the Environment Agency and Anglian Water, and reflects the consultation responses from these organisations and NE.

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

Waste water treatment provision

- 5.3.10. Waste water associated with development within the Crouch estuary catchment may be passed to the WRCs at Wickford or South Woodham Ferrers; the anticipated housing growth in the catchment will cause the current permits for these WRCs to be exceeded.
- 5.3.11. The Local Plan cannot be prescriptive with regard to sewerage provision for specific developments, as the most appropriate approach can only be determined by the relevant water company in conjunction with the EA. For example, waste water may not be treated at the closest WRC if capacity is available elsewhere and transfer of waste water is more economical.
- 5.3.12. The Local Plan period (to 2041) is predominantly covered by the water company Asset Management Plans (AMP) periods AMP7 (2020 – 2025) to AMP10 (2035 – 2040). Anglian Water has prepared its plan for AMP7⁶¹, which outlines its investment programme from April 2020 to 2025; this was adopted in 2020. Anglian Water's approach to wastewater treatment asset management requires that sufficient certainty is given that the quantum of development proposed will come forward during the plan period before improvements to assets can be justified and funding sought. This certainty is

⁶¹ <https://www.anglianwater.co.uk/siteassets/household/about-us/01-pr19-our-plan-2020-2025.pdf>

provided, in part, by the Local Plan and therefore the adoption of the plan will ensure that provision of additional capacity is planned, and development is not delayed.

- 5.3.13. It is important to note that there is nothing to suggest that the wastewater treatment and capacity improvements that may be required at Wickford and South Woodham Ferrers are not possible using currently available wastewater treatment technologies; therefore, the principal issue is around timing of delivery rather than the feasibility of the solution or risks in relation to fundamental limits on the capacity of the receiving waters. Therefore, provided that the planning process allows for the timely identification and delivery of any additional treatment capacity that may be required, then new developments can be accommodated without unavoidable adverse effects on receiving European sites, 'alone' or 'in combination'. This is achieved through specific measure in policy – for example: *“Demonstrate that there is sufficient capacity for waste water treatment provision and disposal is available in time to serve the site, including any associated sewer connections and any required mitigation within the sewerage network”*.
- 5.3.14. The exact technical specification of the upgrades required will be determined by Anglian Water and the EA in line with revised quality conditions. Adverse effects 'alone' would not be expected provided that timing of capacity provision is managed. With regard to 'in combination' effects with other plans, the waste water planning process operates at a regional level, taking account of development within all plan areas, and so the same safeguards will ensure no adverse 'in combination' effects as a result of developments regionally.

Run-off

- 5.3.15. With regard to SGS10 specifically, the HRA of the proposed development⁶² notes that the ditch within the site will be *“retained, protected and incorporated into the green infrastructure strategy as part of the final development...[which will]...prevent any deterioration of the ditch habitat and prevent materials/pollutants from entering the ditch/watercourse”*. The HRA concludes that there will be 'no likely significant effects' for the sites associated with the Crouch estuary.
- 5.3.16. Other discharges or run-off that may be associated with development arising from the Local Plan will all originate some distance from the Crouch estuary and are likely to be largely attenuated before reaching the designated sites and significant effects 'alone' would not occur. There are 'in combination' risks associated with diffuse pollution, to which run-off will contribute, although the effect of run-off from developed areas can be fully mitigated or reduced by the use of SuDS and by increasing the area of permeable surfaces (both natural and artificial) within developed areas. These measures offer effective attenuation by reducing the volumes of surface run-off. They also increase the retention of pollutants and, in the case of some SuDS, can allow for treatment of pollutants. These measures can be employed to ensure that developments supported by the Local Plan do not contribute significantly to wider diffuse pollution and manage those aspects within their control.

Summary

- 5.3.17. The policy measures noted above have been derived from consultations with the EA and AW, and are considered appropriate for the anticipated quantum of growth associated with the Local Plan.

⁶² Available at:

<https://planning.chelmsford.gov.uk/civica/Resource/Civica/Handler.ashx/Doc/pagestream?cd=inline&pdf=true&docno=8333480>

They aim ensure that necessary water management and water treatment infrastructure will be in place before development takes place and that any potential effects on water quality as a result of development supported by the Local Plan can be avoided. As a result, the incorporated measures can be relied on to ensure that the Pre-Submission Local Plan will not adversely affect the integrity of **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 5.3.18. The assessment of effects for the Crouch estuary component of the **Essex Estuaries SAC** is as per that for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** (i.e. the incorporated measures can be relied on to ensure that the Pre-Submission Local Plan will not adversely affect the integrity of the site).

ASSESSMENT OF EFFECTS – OUTER THAMES ESTUARY SPA

- 5.3.19. The assessment of effects for the Crouch estuary component of the **Outer Thames Estuary SPA** is as per that for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** (i.e. the incorporated measures can be relied on to ensure that the Pre-Submission Local Plan will not adversely affect the integrity of the site).

WATER QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.3.20. The incorporated policy measures are likely to provide sufficient safeguards to ensure that the water quality of the Crouch estuary sites is not reduced as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Local Plan is adopted as currently drafted**⁶³.

5.4 AIR QUALITY

SUMMARY OF PATHWAY

- 5.4.1. The Local Plan proposals may indirectly contribute to local air pollution and wider diffuse pollution. In practice, the principal source of air pollution associated with the Local Plan will be related to changing patterns of vehicle use due to the promotion of new development (since the Local Plan does not provide for any new significant point-sources).
- 5.4.2. Highways England's *Design Manual for Roads and Bridges* (DMRB) sets out an approach for assessing the effect of emissions from specific road schemes on designated sites; this suggests that a quantitative air quality assessment may be required if a European site is within 200m of an affected road and the predicted change in annual average daily traffic (AADT) is over 1,000.
- 5.4.3. This approach has some limitations when considering the effects of a Local Plan (rather than a specific road scheme) although in the absence of any other specific guidance or thresholds it has

⁶³ Note, the Pre-Submission draft Local Plan has included text recommended for Strategic Policy S4 in the Preferred Options HRA (*“Developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of occupation to ensure no deterioration in the quality of receiving waters”*).

typically been applied to main roads⁶⁴ within 200m of a European site, with case law⁶⁵ indicating that changes in AADT on particular roads should be determined ‘in combination’ with other plans and projects.

BASELINE AND PREDICTED CHANGES

5.4.4. The habitat features of the estuary sites are not highly sensitive to air pollution from vehicles (estuary systems are typically eutrophic, and atmospheric N-deposition is typically dwarfed by inputs from aquatic systems), although the SIP indicates that the following features of the Crouch estuary sites are broadly sensitive to atmospheric nitrogen deposition:

- SAC features:
 - *Salicornia* and other annuals colonizing mud and sand;
 - Estuaries;
 - Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticos*);
 - *Spartina* swards (*Spartinion maritimae*); and
 - Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*).
- SPA features:
 - Dark-bellied brent geese (via effects on the saltmarsh communities).

5.4.5. Note that the features of the **Outer Thames Estuary SPA** associated with the Crouch estuary (common tern) are not exposed or sensitive to air quality changes that may affect the habitats of the Crouch estuary.

5.4.6. Considering the Crouch estuary sites, very few roads are within 200m of the European site boundaries; the majority are unclassified minor roads linked to small settlements or villages which will not see any potentially significant increases in traffic volumes as a result of the Local Plan⁶⁶. The possible exceptions to this are roads near to the proposed SGS10 allocation:

- the A132 east of South Woodham Ferrers, which is likely to see an increase in commuter traffic (although it should be noted that this road is over 235m from the SAC / SPA / Ramsar at its closest point near Woodham Fen, and typically much further away, and so significant effects would not be expected); and

⁶⁴ i.e. trunk roads, A-roads and most B-roads. Changes in the number of vehicles using minor roads in the region will be too small to meaningfully assess using the industry standard approaches to AADT modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring at specific locations – this may be appropriate for a specific development or allocation but not for traffic-growth generally).

⁶⁵ Wealden District Council v. Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority [2017] EWHC 351.

⁶⁶ i.e. increases that could affect the European sites; it is self-evident that the minor roads within 200m of the Crouch and Roach will not see substantial increases in traffic due to the Local Plan given their location and (in most cases) the absence of through routes. Whilst there are likely to be some changes in the number of vehicles using minor roads in the region associated with broader population growth, these will be too small to meaningfully model or detect using the industry standard approaches to traffic modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring).

- short sections of local roads around South Woodham Ferrers (principally Ferrers Road, Inchbonnie Road, Marsh Farm Road, and Creekview), which may see increases in local traffic due to the SGS10 allocation, particularly if vehicles access the car parks adjacent to the estuary, (e.g. at Marsh Farm Country Park).
- 5.4.7. The Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*) feature is not present within the Crouch estuary component of the Essex Estuaries SAC, and so is not considered further in this section.
- 5.4.8. The remaining air quality sensitive habitat features (*Salicornia* and other annuals colonizing mud and sand; Estuaries; *Spartina* swards (*Spartinion maritimae*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) are present within 200m of the minor roads noted above. Dark-bellied brent geese are known to use improved managed grasslands within the Marsh Farm Country Park (which are over 200m from the nearest roads) but are less likely to use the creek saltmarshes that are within 200m of the above roads due to behavioural preferences. The condition of the SSSI units in these areas is either unfavourable recovering (areas of eroding saltmarsh) or favourable (areas of improved grassland within and near Marsh Farm Country Park that are used by Brent geese). Air quality is not identified as an aspect currently affecting these units, and the units in this area used by Brent geese would not be sensitive to the effects of N-deposition in any case (improved grassland and pasture).
- 5.4.9. Based on the Air Pollution Information System (APIS)⁶⁷, the critical load for N in this area is around 12.5 kg/N/ha/yr (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 20 kg/N/ha/yr). The NO_x critical level is around 13.7 ug/m³ (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 30 ug/m³).
- 5.4.10. Traffic assessments undertaken for the adopted CCC Local Plan and summarised in its HRA indicated that AADT increases on the A132 would exceed 1000 as a result of the plan allocations; this will remain the case with the Pre-Submission Local Plan.
- 5.4.11. In addition, an Air Quality Assessment for the CCC area has been completed for the Pre-Submission Local Plan⁶⁸. This provides an updated baseline emissions inventory for NO_x, NO₂, PM10 and PM2.5 using the latest National Atmospheric Emissions Inventory (NAEI) data and traffic model data generated by Jacobs⁶⁹. In summary, this found that (a) the current monitored annual average for NO₂ on the B1012 in Burnham (approximately 1km from the Crouch Estuary sites) is around 25.8 ug/m³; and (b) by 2041, vehicle exhaust emissions of NO_x, PM10 and PM2.5 are predicted to decrease significantly with the uptake of electric vehicles, with the annual average for NO₂ in this location being less than 20 ug/m³.

⁶⁷ APIS (2024). *UK Air Pollution Information System* [online]. Available at: <https://www.apis.ac.uk/app>. [Accessed 01/12/24].

⁶⁸ CERC (2024). *Chelmsford Draft Local Plan – Air Quality Impact Assessment*. Report for CCC by Cambridge Environmental Research Consultants, ref. FM1484/R1/24. CERC, Cambridge.

⁶⁹ Jacobs (2024). *Chelmsford Local Plan Review: Transport Impact Appraisal of Local Plan Pre-Submission*. Report by Ringway Jacobs for Essex County Council, ref. B3553RA3.

INCORPORATED MITIGATION

Policy SGS10 includes a number of development requirements (alongside wider policy provisions) that will minimise local car use associated with this allocation and hence the potential for effects on the sites of the Crouch estuary; these include (*inter alia*):

- Maximising opportunities for sustainable travel.
- Providing a well-connected internal road layout which allows good accessibility for bus services and bus priority measures.
- Providing new public transport routes/services.
- Providing additional pedestrian and cycle connections to the town centre.
- Providing a dedicated car club for residents and businesses on site and available to the rest of South Woodham Ferrers.
- Improvements to the local and strategic road network as required by the Local Highway Authority.

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

- 5.4.12. There is no evidence that N-deposition associated with current traffic volumes is significantly affecting the habitat interest features of the SAC / Ramsar site around South Woodham Ferrers. The accepted threshold for ‘significant effects’ to be possible is an increase of >1% of the minimum critical load; in this instance, this would be approximately 0.2 kg/ha/yr. Although it is not simple to apply ‘rule of thumb’ estimates to relationships between traffic volumes and N-deposition (as this is influenced by a number of factors), it is worth noting that the DMRB guidance regarding air quality thresholds is based on the assumption that 1,000 extra vehicles is equivalent to ~0.01 kg N/ha/yr (this is obviously a coarse figure and there are other factors that come into play such as the emissions factors used for opening year/ wind direction etc./ number of HGVs / speed etc.).
- 5.4.13. In terms of exposure, no part of the A132 is within 200m of the Crouch estuary designated sites’ boundaries (the closest point is ~220m away), and so any effects would be extremely marginal based on established protocols. As noted, the Department of Transport’s *Transport Analysis Guidance*⁷⁰ states that “*beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant*” since vehicle exhausts are situated very close to the ground the emissions only have a local effect, and beyond 200m emissions will have dispersed sufficiently that atmospheric concentrations are essentially background levels. As a result, the designated sites in the area nearest to the A132 (around Woodham Fen) will not be exposed to potentially significant effects as a result of N-deposition associated with the Local Plan, alone or in combination.
- 5.4.14. With regard to the other sections of the designated sites within 200m of roads within South Woodham Ferrers, the adopted Local Plan HRA noted that the minor roads within South Woodham Ferrers (and hence within 200m of the nearest European sites) will not see potentially significant (in HRA terms) increases in traffic volumes, and the minor roads within 200m are screened from the European sites by housing and gardens for much of their length (which will reduce potential deposition).

⁷⁰ See <http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013>; accessed 15/06/14

- 5.4.15. On this basis, the predicted increases in traffic volumes around South Woodham Ferrers as a result of the proposed Local Plan allocations are extremely unlikely (regardless of any moderating factors) to increase N-deposition by over 1% of the critical load (alone or in combination).
- 5.4.16. Irrespective of this, the area of the designated sites within 200m of these minor roads is less than 13.7 ha, principally composing upper saltmarshes and grasslands associated with the tidal creeks, and the intertidal mudflats of the Crouch estuary. Whilst marine and inter-tidal systems are generally N-limited, in most cases nitrogen inputs from the atmosphere are likely to be inconsequential compared to inputs from marine and riverine sources. Indeed, APIS notes that airborne N-deposition “...is likely to be of low importance for these systems as the inputs are probably significantly below the large nutrient loadings from river and tidal inputs.” Furthermore, marine and inter-tidal systems will be subject to tidal flushing which will remove a large proportion of any nitrogen that does deposit from atmosphere, thus preventing it from accumulating to the same extent as in terrestrial habitats.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 5.4.17. The above assessment applies to the features of the Essex Estuaries SAC that occur within the Crouch estuary (i.e. no significant effects on the air-quality sensitive features, alone or in combination).

AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.4.18. No policy recommendations are considered necessary to ensure that the Pre-Submission Local Plan will have no significant effects on the air-quality sensitive features of the European sites associated with the Crouch estuary (**Essex Estuaries SAC; Crouch and Roach Estuaries SPA / Ramsar**), alone or in combination.

5.5 FUNCTIONAL LAND

SUMMARY OF PATHWAY

- 5.5.1. Dark-bellied brent geese associated with the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** are known to forage in non-designated areas including agricultural fields near the SPA at low and high tide; these areas may be directly or indirectly affected by development supported by the Local Plan that is within 5km of roosts associated with the Crouch estuary (5km being accepted as the typical range for this species, based on JNCC (2016) and case-practice from the Solent Waders and Brent Goose Strategy.⁷¹

BASELINE AND PREDICTED CHANGES

- 5.5.2. The principal areas used by Dark-bellied brent geese within the SPA / Ramsar near to South Woodham Ferrers are at Brandy Hole (south of the estuary), Bridgemarsh Island and Blue House Farm Nature Reserve. Dark-bellied brent geese are known to use improved managed grasslands within the Marsh Farm Country Park (near South Woodham Ferrers), particularly the peninsula south of Clementsgreen Creek, and other local recreational areas including golf courses. Ward (2004) suggests that the majority of geese associated with the Crouch and Roach now forage inland on fields near the estuary.

⁷¹ Available at: <https://solentwbgs.files.wordpress.com/2021/03/solent-waders-brent-goose-strategy-2020.pdf>

- 5.5.3. Only allocation SGS10 is within 5km of the Crouch estuary, although impacts on functional land may also occur as a result of windfall development.
- 5.5.4. The HRA for the planning application associated with the North of South Woodham Ferrers site notes that wintering bird surveys undertaken in 2020/21 recorded no waterbirds landing within or directly adjacent to the site (low numbers overflew the site, including number were identified flying overhead, including Black-headed Gull *Chroicocephalus ridibundus*, Herring Gull *Larus argentatus*, Lesser Black-backed Gull *Larus fuscus* and Common Gull *Larus canus*. The surveys did not record any Dark-bellied Brent geese, and concluded that the allocation site does not comprise 'functional land' for the SPA/Ramsar.

INCORPORATED MITIGATION

- 5.5.5. No specific policy-based measures are included for this aspect.

ASSESSMENT OF EFFECTS – CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA/RAMSAR

- 5.5.6. Based on the available evidence it can be concluded that the land associated with SGS10 is not functionally linked to the SPA/Ramsar. The sites will not therefore be affected through this mechanism.
- 5.5.7. The potential for windfall development within 5km of the estuary to be located on functional land cannot be determined however, although given the likely small-scale of any windfall sites in practice this risk can be accurately quantified and appropriately mitigated at a lower planning tier (e.g. masterplanning). There is no risk of unavoidable adverse effects through this mechanism (windfall sites individually will not (a) be of a scale that has a particular high risk of intersecting or affecting notable areas of functional land, or resulting in unmitigatable outcomes; and (b) are not critical to the delivery of housing numbers (unlike large allocation sites), i.e. permission for a windfall site could be refused due to impacts on functional land and this would have little effect on the delivery of the predicted housing numbers for the plan.

FUNCTIONAL LAND RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 5.5.8. As noted, although the potential for windfall development within 5km of the estuary to be located on functional land cannot be determined the risk of unavoidable adverse effects as a result of this pathway is considered negligible. As a result, specific policy directives relating to this aspect are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Pre-Submission Local Plan is adopted as currently drafted.**

5.6 IN COMBINATION EFFECTS

- 5.6.1. The residual effects of the Local Plan on the above aspects alone (recreational pressure, water quality, functional land) will not be sufficient for 'in combination' effects to occur. Broader 'quantum of development' in combination effects on the Crouch estuary sites in relation to recreational pressure, water quality and functional land are also considered in the sections above; in summary, the CCC Local Plan will not have in combination effects with other Local Plans as it is able to appropriately mitigate its contribution to those effects. General plan/plan interactions are considered in **Appendix C.**

- 5.6.2. With regard to the projects noted in Section 3.3, none of these will interact directly with the CCC Local Plan to have coincident in combination effects on particular areas of the European sites associated with the Crouch estuary. The residual effects of the Local Plan alone will not be sufficient to make 'not significant' effects associated with these projects 'significant', or operate in combination to result in adverse effects.

5.7 PRE-SUBMISSION CONCLUSION

- 5.7.1. No adverse effects on the integrity of **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar** or the features of the **Essex Estuaries SAC** or **Outer Thames Estuary SPA** present in the Crouch estuary are anticipated, alone or in combination, if the Pre-Submission Local Plan is adopted as currently drafted.

6 BLACKWATER ESTUARY SITES

6.1 OVERVIEW

6.1.1. The Blackwater estuary complex includes the following European sites:

- **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA:** The Blackwater Estuary is the largest of the Essex Estuaries and includes extensive intertidal mudflats, the largest area of saltmarsh in Essex and surrounding terrestrial habitats including grazing marsh, associated fleets and ditches, and semi-improved grassland. Shingle and shell banks and offshore islands are also a feature of the tidal flats. The SPA currently has eight qualifying feature species: **Little tern** (breeding); **Pochard** (breeding); **Hen harrier** (wintering); **Ringed plover** (breeding); **Black-tailed godwit** (wintering); **Grey plover** (wintering); **Dunlin** (wintering); and **Dark-bellied brent goose** (wintering),
- **Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar:** The Ramsar site is largely coincident with the SPA and is essentially designated for the same wintering bird features, although the site also meets **Ramsar Criterion 1** (extent of saltmarsh), **Ramsar Criterion 2** (invertebrate fauna), and **Ramsar Criterion 3** (range of saltmarsh communities).
- **Essex Estuaries SAC:** The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The main interest features of the Blackwater estuary component of the SAC are **Estuaries; Mudflats and sandflats not covered by seawater at low tide; Salicornia and other annuals colonizing mud and sand; Spartina swards (*Spartinion maritima*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritima*). Small areas of the **Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*)** feature occur on Osea Island, although the principal areas of this habitat are outside the Blackwater estuary.**

6.1.2. Those SSSI units of the Blackwater Estuary SSSI that underpin the above European sites are all at 'favourable' or 'unfavourable recovering' conservation status, with the exception of some fields on Osea Island which are in 'unfavourable declining' due to grassland management. The SSSI units associated with the Blackwater are generally in 'unfavourable recovering' condition, primarily due to salt-marsh erosion which is being addressed through regional habitat creation programmes.

6.1.3. The screening of the Pre-Submission has indicated that the interest features of these sites associated with the Blackwater estuary may be vulnerable (i.e. exposed and sensitive) to environmental changes associated with the implementation of the Local Plan, particularly in relation to 'in combination' effects of visitor pressure and water quality. In addition, the qualifying features of the SPAs and Ramsar site may be exposed to development-related effects when outside the site boundary.

6.2 RECREATIONAL PRESSURE

SUMMARY OF PATHWAY

6.2.1. The broad pathway for effects from recreational pressure is summarised in **Section 5.2**. With regard to the Blackwater sites, the closest Local Plan allocations are ~9.5km from the site and so the pathways are all 'in combination', associated with the overall quantum of development regionally rather than linked to specific individual allocations.

BASELINE AND PREDICTED CHANGES

- 6.2.2. The issue of region-wide in combination recreational pressure on the European sites associated with the Essex estuaries has been recognised for several years, and has been subject to a detailed mitigation strategy (“*The Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS)*”⁷² that currently covers the period 2018 – 2038 (i.e. the majority of the Local Plan period)⁷³. This strategy therefore provides a context for the baseline and the assessment.
- 6.2.3. The Zol for the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** identified by the Essex Coast RAMS is 22km (this Zol is also applied to the Blackwater estuary component of the **Essex Estuaries SAC**). All of the housing allocations identified by the Pre-Submission Local Plan are within this Zol.
- 6.2.4. As noted, the Essex Coast RAMS identifies the anticipated housing numbers within the overall Zol for the Essex coast; in summary the RAMS assumes that there will be 10976 new dwellings within the Chelmsford area to 2038, with 8771 not consented at the time of publication (and hence subject to the tariff). All of these would be within the Zol for the Blackwater sites.
- 6.2.5. The Pre-Submission Local Plan makes provision for a substantial uplift in these numbers: the Pre-Submission plan makes provision for up to 22,990 net new homes over the plan period (i.e. to 2041), all of which will be within the Zol for the Blackwater sites.

INCORPORATED MITIGATION

- 6.2.6. The Pre-Submission Local Plan includes several strategic mitigation measures designed to prevent adverse effects on the integrity of European sites due to recreational pressure; these include:
- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires contributions from residential developments to the RAMS).
 - **Policy DM16** – Protection and promotion of ecology, nature and biodiversity (requires contributions from residential developments to the RAMS).
- 6.2.7. It should be noted that that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.
- 6.2.8. The RAMS was adopted in 2019, and formalised in CCC planning policy by the adoption of an SPD in 2020. The RAMS currently covers the period to 2038, although provision is made within the document for this to be extended. It should be noted that mitigation delivered by the RAMS is considered fundamentally scalable to address higher housing numbers; this is consistent with NE’s position on other strategic mitigation schemes (for example, in relation to the Thames Basin Heaths SPA, the Thanet Coast, or the SPAs associated with the Solent and nearby harbours).

⁷² Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

⁷³ The RAMS included housing data up to 2038, which was the longest Plan period for a partner LPA. These housing numbers will be reviewed and, where necessary, updated over the lifetime of the strategy in accordance with LPA monitoring data, as part of the Essex Coast RAMS monitoring and review process.

ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR

- 6.2.9. The assessment for the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** is essentially as per that for the **Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar**. i.e.:
- The Pre-Submission Local Plan incorporates the agreed and accepted strategic mitigation for recreational effects on the European sites associated with the Essex estuaries, i.e. the RAMS, which has been adopted as an SPD.
 - The RAMS is considered fundamentally scalable to address higher housing numbers, and extendable to cover the revised plan period. The RAMS is subject to regular monitoring, which will inform future amendments to ensure its continued effectiveness.
- 6.2.10. With regard to monitoring the effectiveness of the RAMS, provision is made within the RAMS for annual monitoring and a report for each LPA to inform their Annual Monitoring Report (AMR). A review of the RAMS is also underway which will involve new visitor surveys. Results from these surveys are not currently available, however there is evidence of the effectiveness of the measures (notably ranger provision) from other RAMS programmes such as that associated with the Solent⁷⁴ which have reported significant differences in measures of disturbance.
- 6.2.11. On this basis, it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 6.2.12. The qualifying features of the Essex Estuaries SAC are also sensitive to visitor pressure, principally through direct damage (trampling, erosion etc.) and localised eutrophication (e.g. associated with dog faeces); other pressures, for example bait digging, may also increase as a result of population growth locally.
- 6.2.13. Many of the SAC habitats will have limited exposure to casual recreation (in general, few people will directly access the intertidal mudflats and sandflats feature for example, other than bait diggers) although the SAC includes most of the sea walls along the Crouch estuary. However, the interest features are generally fairly resilient to direct disturbance (since coastal habitats are typically exposed naturally to a range of environmental perturbations).
- 6.2.14. The measures set out in the RAMS to safeguard the supporting habitats of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** are considered effective for the SAC features also; on this basis it can be concluded that the Pre-Submission Local Plan will have no adverse effects on the integrity of the **Essex Estuaries SAC** due to recreational pressure or urbanisation effects, alone or in combination.

⁷⁴ Available at: https://solent.birdaware.org/media/33773/Disturbance-Monitoring-Report-Winter-2018-2020/pdf/Disturbance_Monitoring_Report_Winter_2018-19_and_2019-20.pdf

RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 6.2.15. The incorporated policy measures will provide sufficient safeguards to ensure that the recreational pressure does not adversely affect the Crouch estuary sites as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Pre-Submission Local Plan is adopted as currently drafted.**

6.3 WATER QUALITY

SUMMARY OF PATHWAY

- 6.3.1. The pathway for effects on the interest features of this SPA/Ramsar is essentially as per the Crouch estuary sites (see **Section 5.3**), although the principal WRC of concern is Great Leighs WRC near Chelmsford which discharges to the Chelmer.

BASELINE AND PREDICTED CHANGES

- 6.3.2. The current (2023) WFD ecological classification of the Blackwater estuary is 'moderate'⁷⁵. The main aspects that prevent the waterbody achieving 'good' status are biological quality elements (notably algae and phytoplankton), dissolved inorganic nitrogen (linked to water industry sewage discharges and poor nutrient and livestock management in agriculture) and the presence of hazardous substances (notably mercury/mercury compounds and polybrominated diphenyl ethers (PBDE)).
- 6.3.3. With regard to the features of the **Essex Estuaries SAC** and **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**, NE's site improvement plan does not suggest that water quality is a current threat or pressure, although the supplementary advice⁷⁶ provides water quality targets, including:
- Reduce aqueous contaminants to levels equating to High Status according to Annex VIII and Good Status according to Annex X of the Water Framework Directive, avoiding deterioration from existing levels.
 - Maintain the dissolved oxygen (DO) concentration at levels equating to Good Ecological Status (specifically ≥ 4.0 mg L⁻¹ (at 35 salinity) for 95 % of year) avoiding deterioration from existing levels.
 - Maintain water quality at mean winter dissolved inorganic nitrogen levels where biological indicators of eutrophication (opportunistic macroalgal and phytoplankton blooms) do not affect the integrity of the site and features, avoiding deterioration from existing levels.

⁷⁵ Environment Agency (2024). Catchment Data Explorer [online]. Available at: <https://environment.data.gov.uk/catchment-planning/v/c3-plan/WaterBody/GB520503714000> [Accessed Jan 2024].

⁷⁶ Available at: <https://designatedsites.naturalengland.org.uk/Marine/SupAdvice.aspx?SiteCode=UK9009244>

- 6.3.4. As water pollution is not identified in the SIP as a threat or pressure, and the component SSSIs of these sites are currently in 'favourable' or 'unfavourable recovering' condition⁷⁷, it can be inferred that water pollution is not currently affecting the integrity of the European sites or preventing them from reaching favourable conservation status. It should be noted these European sites have not been identified as sites that are in unfavourable condition due to excessive nutrients (such that 'nutrient neutrality' is being deployed or considered as mitigation) in recent NE advice to LPAs⁷⁸.
- 6.3.5. With regard to sewage discharges, water-cycle studies (WCS) undertaken in 2024^{79,80} identified one WRC in the Blackwater estuary catchment with potential capacity issues over the plan period: Great Leighs. The water-cycle scoping study indicated that the permits for Great Leighs will be exceeded under all the growth scenarios considered, one of which essentially mirrors the Pre-Submission Local Plan, and that this WRC may be required to meet the 'technically achievable limit' (TAL) for discharges.

INCORPORATED MITIGATION

- 6.3.6. The provision of wastewater treatment capacity is a statutory obligation on Anglian Water, and it is required to comply with all relevant discharge consents. The Local Plan contributes to the wastewater treatment planning process by providing certainty for Anglian Water (through the allocations process) but does not (and cannot) directly influence or control Anglian Water's plans for service delivery. The Local Plan therefore adopts a policy-led mitigation approach to this aspect, to ensure that this potential issue is appropriately considered at the site level when developments are brought forward. The Pre-Submission draft Local Plan includes several mitigation measures that will help prevent adverse effects on the integrity of European sites due to water quality changes; these include:
- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires the Council to ensure that new development does not contribute to water pollution).
 - **Strategic Growth Site Policies 7a / 7b / 7c** – Great Leighs (require that appropriate waste water treatment provision and disposal is available in time to serve the sites, including any associated sewer connections and any required mitigation within the sewerage network).
 - **Strategic Policy S9** – Infrastructure Requirements (requires that new development include appropriate waste water treatment and SuDS).
- 6.3.7. This approach has been developed through close liaison with the Environment Agency and Anglian Water, and reflects the consultation responses from these organisations and NE.

⁷⁷ The SSSI units in 'unfavourable declining' condition are grassland units not affected by or exposed to changes in the water quality of the Blackwater estuary.

⁷⁸ Letter from NE to LPA Chief Executives and Heads of Planning, 16 March 2022; Re. Advice for development proposals with the potential to affect water quality resulting in adverse nutrient impacts on habitats sites.

⁷⁹ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 1 – Scoping Water Cycle Study*. Arcadis, Birmingham

⁸⁰ Arcadis (2024). *Chelmsford City Council Water Cycle Study: Stage 2 – Detailed Water Cycle Study*. Arcadis, Birmingham

ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR

- 6.3.8. Waste water associated with development within the Blackwater estuary catchment may be passed to one of several WRCs, one of which is Great Leighs WRC. The anticipated housing growth in the catchment will cause the current permits for this WRC to be exceeded.
- 6.3.9. The Local Plan cannot be prescriptive with regard to sewerage provision for specific developments, as the most appropriate approach can only be determined by the relevant water company in conjunction with the EA. For example, waste water may not be treated at the closest WRC if capacity is available elsewhere and transfer of waste water is more economical.
- 6.3.10. The Local Plan period (to 2041) is predominantly covered by the water company Asset Management Plans (AMP) periods AMP7 (2020 – 2025) to AMP10 (2035 – 2040). Anglian Water has prepared its plan for AMP7⁸¹, which outlines its investment programme from April 2020 to 2025; this was adopted in 2020. Anglian Water’s approach to wastewater treatment asset management requires that sufficient certainty is given that the quantum of development proposed will come forward during the plan period before improvements to assets can be justified and funding sought. This certainty is provided, in part, by the Local Plan and therefore the adoption of the plan will ensure that provision of additional capacity is planned, and development is not delayed.
- 6.3.11. It is important to note that there is nothing to suggest that the wastewater treatment and capacity improvements required at Great Leighs WRC are not possible using currently available wastewater treatment technologies, or that alternative solutions (e.g. transfer of sewerage to another WRC for treatment) are not possible; therefore, the principal issue is around timing of delivery rather than the feasibility of the solution or risks in relation to fundamental limits on the capacity of the receiving waters. Therefore, provided that the planning process allows for the timely identification and delivery of any additional treatment capacity that may be required, then new developments can be accommodated without unavoidable adverse effects on receiving European sites, ‘alone’ or ‘in combination’. This is achieved through policy with the requirement under “Site infrastructure requirements” for 7a, 7b, 7c and 10.
- 6.3.12. The exact technical specification of the upgrades required will be determined by Anglian Water and the EA in line with revised quality conditions. Adverse effects ‘alone’ would not be expected provided that timing of capacity provision is managed. With regard to ‘in combination’ effects with other plans, the waste water planning process operates at a regional level, taking account of development within all plan areas, and so the same safeguards will ensure no adverse ‘in combination’ effects as a result of developments regionally.

Run-off

- 6.3.13. Other discharges or run-off that may be associated with development arising from the Local Plan will all originate some distance from the Blackwater estuary and are likely to be largely attenuated before reaching the designated sites and significant effects ‘alone’ would not occur. There are ‘in combination’ risks associated with diffuse pollution, to which run-off will contribute, although the effect of run-off from developed areas can be fully mitigated or reduced by the use of SuDS and by increasing the area of permeable surfaces (both natural and artificial) within developed areas.

⁸¹ <https://www.anglianwater.co.uk/siteassets/household/about-us/01-pr19-our-plan-2020-2025.pdf>

These measures offer effective attenuation by reducing the volumes of surface run-off. They also increase the retention of pollutants and, in the case of some SuDS, can allow for treatment of pollutants. These measures can be employed to ensure that developments supported by the Local Plan do not contribute significantly to wider diffuse pollution and manage those aspects within their control.

Summary

- 6.3.14. The policy measures noted above have been derived from consultations with the EA and AW, and are considered appropriate for the anticipated quantum of growth associated with the Local Plan. They ensure that necessary water management and water treatment infrastructure will be in place before development takes place and that any potential effects on water quality as a result of development supported by the Local Plan can be avoided. As a result, the incorporated measures can be relied on to ensure that the Pre-Submission draft Local Plan will not adversely affect the integrity of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 6.3.15. The assessment of effects for the Blackwater estuary component of the **Essex Estuaries SAC** is as per that for the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** (i.e. the incorporated measures can be relied on to ensure that the Pre-Submission draft Local Plan will not adversely affect the integrity of the site).

WATER QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 6.3.16. The incorporated policy measures are likely to provide sufficient safeguards to ensure that the water quality of the Crouch estuary sites is not reduced as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Local Plan is adopted as currently drafted⁸²**.

6.4 AIR QUALITY

SUMMARY OF PATHWAY

- 6.4.1. The broad pathway for effects is as per Section 5.4.

BASELINE AND PREDICTED CHANGES

- 6.4.2. As noted, the habitat features of the estuary sites are not highly sensitive to air pollution from vehicles. The SIP indicates that the following features of the Blackwater estuary sites are broadly sensitive to atmospheric nitrogen deposition.

- SAC features:
 - *Salicornia* and other annuals colonizing mud and sand;
 - Estuaries;
 - Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticos*);
 - *Spartina* swards (*Spartinion maritima*);

⁸² Note, the Pre-Submission draft Local Plan has included text recommended for Strategic Policy S4 in the Preferred Options HRA (“*Developers will need to demonstrate that sufficient waste water treatment capacity is available ahead of occupation to ensure no deterioration in the quality of receiving waters*”).

- Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*)

- SPA features:

- Dark-bellied brent geese (via effects on the saltmarsh communities);
- Little tern (via effects on sand dune habitats, although it should be noted that these habitats are very localised in the Blackwater).

- 6.4.3. As with the Crouch estuary, few roads are within 200m of the European site boundaries; the majority are unclassified minor roads linked to small settlements or villages which will not see any potentially significant increases in traffic volumes as result of the Local Plan, with the possible exception of roads around Maldon (notably the B1026 Goldhanger Road, east of Heybridge). Minor roads within Maldon that are within 200m of the SAC are not explicitly considered as significant increases in traffic on these roads is not anticipated (based on the Maldon Local Plan) and because these cannot be reliably modelled using the industry standard approaches to traffic modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring). Other roads within 200m (e.g. the B1025 to Mersea Island) are not considered due to the distance to the nearest proposed Local Plan allocations (>30km straight-line distance, and substantially further by road) and the very low likelihood of any substantial increases in traffic volumes at these distances (see assessment for Epping Forest SAC, below), and for these locations.
- 6.4.4. The Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*) feature is not present within the Blackwater estuary component of the Essex Estuaries SAC, and so is not considered further in this section.
- 6.4.5. The remaining air quality sensitive habitat features (*Salicornia* and other annuals colonizing mud and sand; Estuaries; *Spartina* swards (*Spartinion maritimae*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) are present within 200m of the above road. Dark-bellied brent geese are known to use pasture and arable land adjacent to the estuary, as well as the estuary itself, although the main non-designated areas of usage are not near the B1026. The condition of the SSSI units in these areas is either 'unfavourable recovering' (areas of eroding saltmarsh) or 'favourable'. Air quality is not identified as an aspect currently affecting these units, and agricultural fields in this area that may be used by Brent geese would not be sensitive to the effects of N-deposition in any case. The most sensitive features identified by APIS (dunes and dune grasslands associated with breeding Little tern) are not present in this section of the estuary (and the areas supporting Little tern in the Blackwater are in any case typically areas of shingle or shell banks associated with islands (e.g. Pewet Island, Bradwell; Bradwell Shell Banks; Cobmarsh Island), all of which are over 200m from the nearest road), and so these features (and by extension Little tern) are not considered further.
- 6.4.6. Based on the Air Pollution Information System (APIS)⁸³, the critical load for N in the area near the B1026 Goldhanger Road is around 12.9 kg/N/ha/yr (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 20 kg/N/ha/yr). The NOx critical level is around 10.9 ug/m³ (vs. a maximum load for the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature of 30 ug/m³).

⁸³ APIS (2024). *UK Air Pollution Information System* [online]. Available at: <https://www.apis.ac.uk/app>. [Accessed 01/12/24].

- 6.4.7. Traffic assessments undertaken for the adopted CCC Local Plan and summarised in its HRA indicated that AADT increases on the B1026 at Maldon would likely exceed 1000 irrespective of the CCC Local Plan allocations; this will remain the case with the Pre-Submission draft Local Plan based on the data from the traffic assessment⁸⁴.
- 6.4.8. Note, the Air Quality Assessment for the CCC area⁸⁵ did not cover this location.

INCORPORATED MITIGATION

- 6.4.9. The Local Plan's ability to influence out-of-district travel will be limited, although sustainable travel principles (including support for public transport, cycle and pedestrian routes, car clubs, etc.) are woven throughout the proposed Local Plan policies, particularly with regards to the strategic allocations.

ASSESSMENT OF EFFECTS – BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA/RAMSAR

The assessment of effects is as for the Crouch estuary sites; in summary:

- There is no evidence that N-deposition associated with current traffic volumes is significantly affecting the habitat interest features of the SAC / Ramsar site around the western end of the Blackwater.
 - The predicted increases in traffic volumes on the B1026 near Maldon as a result of the proposed Local Plan allocations are extremely unlikely (regardless of any moderating factors) to increase N-deposition by over 0.2 kg/ha/yr (1% of the minimum critical load for features in this area), alone or in combination.
 - The area of the designated sites within 200m of the B1026 composes saltmarshes and intertidal mudflats, which will be less sensitive to airborne deposition than the critical loads would suggest due to the dominance of N-inputs from marine and riverine sources, and the tidal flushing which minimises accumulation compared to terrestrial habitats.
- 6.4.10. As a result, it is considered that the Local Plan will have no significant effects on the air-quality sensitive features of the **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 6.4.11. The above assessment applies to the features of the Essex Estuaries SAC that occur within the Blackwater Estuary (i.e. no significant effects on the air-quality sensitive features, alone or in combination).

AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 6.4.12. No policy recommendations are considered necessary to ensure that the Pre-Submission draft Local Plan will have no significant effects on the air-quality sensitive features of the European sites

⁸⁴ Jacobs (2024). *Chelmsford Local Plan Review: Transport Impact Appraisal of Local Plan Pre-Submission*. Report by Ringway Jacobs for Essex County Council, ref. B3553RA3.

⁸⁵ CERC (2024). *Chelmsford Draft Local Plan – Air Quality Impact Assessment*. Report for CCC by Cambridge Environmental Research Consultants, ref. FM1484/R1/24. CERC, Cambridge.

associated with the Blackwater estuary (**Essex Estuaries SAC; Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar**), alone or in combination.

6.5 IN COMBINATION EFFECTS

- 6.5.1. The residual effects of the Local Plan on the above aspects alone (recreational pressure, water quality, air quality) will not be sufficient for ‘in combination’ effects to occur. Broader ‘quantum of development’ in combination effects on the Blackwater estuary sites in relation to recreational pressure, water quality and air quality are also considered in the sections above; in summary, the CCC Local Plan will not have in combination effects with other Local Plans as it is able to appropriately mitigate its contribution to those effects. General plan/plan interactions are considered in **Appendix C**.
- 6.5.2. With regard to the projects noted in Section 3.3, none of these will interact directly with the CCC Local Plan to have coincident in combination effects on particular areas of the European sites associated with the Blackwater estuary. The residual effects of the Local Plan alone will not be sufficient to make ‘not significant’ effects associated with these projects ‘significant’, or operate in combination to result in adverse effects.

6.6 PRE-SUBMISSION CONCLUSION

- 6.6.1. No adverse effects on the integrity of **Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar** or the features of the **Essex Estuaries SAC** present in the Blackwater estuary are anticipated, alone or in combination, if the Local Plan is adopted as currently drafted.

7 DENGIE SITES

7.1 OVERVIEW

- 7.1.1. This site is a large and remote area of tidal mudflat and saltmarsh at the eastern end of the Dengie peninsula, between the Blackwater and Crouch Estuaries, located approximately 20km from the Council's Administrative Area. It is not hydrologically connected to Chelmsford except at the mouths of the adjacent estuaries. The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion.
- 7.1.2. The Dengie sites complex includes the following European sites:
- **Dengie (Mid-Essex Coast Phase 1) SPA:** Dengie supports the largest continuous example of saltmarsh in Essex, with associated foreshore and beaches. The SPA currently has four qualifying feature species: **Dark-bellied brent goose** (wintering), **Hen harrier** (wintering), **Grey plover** (wintering) and **Red knot** (wintering).
 - **Dengie (Mid-Essex Coast Phase 1) Ramsar:** The Ramsar site is largely coincident with the SPA and is essentially designated for the same wintering bird features, although the site also meets **Ramsar Criterion 1** (extent of saltmarsh), **Ramsar Criterion 2** (invertebrate fauna), and **Ramsar Criterion 3** (range of saltmarsh communities).
 - **Essex Estuaries SAC:** The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The main interest features of the Dengie component of the SAC are **Estuaries; Mudflats and sandflats not covered by seawater at low tide; Salicornia and other annuals colonizing mud and sand; Spartina swards (*Spartinion maritima*); and Atlantic salt meadows (*Glauco-Puccinellietalia maritima*).**
- 7.1.3. Those SSSI units of the Blackwater Estuary SSSI that underpin the above European sites are at 'unfavourable recovering' conservation status, with three units in 'unfavourable declining' due to decreases in the breeding populations of **ringed plover** (although it should be noted that this is not a feature of the SPA or Ramsar).
- 7.1.4. The screening of the Pre-Submission draft has indicated that the interest features of these sites associated with the Dengie peninsula may be vulnerable (i.e. exposed and sensitive) to environmental changes associated with the implementation of the Local Plan in relation to 'in combination' effects of **visitor pressure**.

7.2 RECREATIONAL PRESSURE

SUMMARY OF PATHWAY

- 7.2.1. The pathway for effects on the interest features of Dengie SPA/Ramsar is essentially as per the other SPA/Ramsar sites associated with the Essex Estuaries (see **Sections 5.2 / 6.2**), i.e. through effects on the qualifying bird species either directly (e.g. through causing them to flee) or indirectly (e.g. through damaging the supporting habitats).

BASELINE AND PREDICTED CHANGES

- 7.2.2. The issue of region-wide in combination recreational pressure on the European sites associated with the Essex estuaries has been recognised for several years, and has been subject to a detailed

mitigation strategy (“*The Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy (RAMS)*”⁸⁶ that currently covers the period 2018 – 2038 (i.e. the majority of the Local Plan period)⁸⁷. This strategy therefore provides a context for the baseline and the assessment.

- 7.2.3. The Zol for **Dengie SPA/Ramsar** identified by the Essex Coast RAMS is 20.8km (this Zol is also applied to the Dengie component of the **Essex Estuaries SAC**). Only the SGS10 allocation (North of South Woodham Ferrers) is within this area.
- 7.2.4. The Essex Coast RAMS identifies the anticipated housing numbers within the overall Zol for the Essex coast (note, these numbers are not broken down by site-specific Zol). In summary, the RAMS assumes that there will be 10976 new dwellings within the Chelmsford area to 2038, with 8771 not consented at the time of publication (and hence subject to the tariff).
- 7.2.5. The Pre-Submission draft Local Plan makes provision for a substantial uplift in these numbers: the Pre-Submission draft Local plan now makes provision for up to 22,990 net new homes over the plan period (i.e. to 2041), virtually all of which will be within the Zol for the Essex coast. With regard to the Dengie peninsula specifically, approximately 220 more houses are proposed under the Pre-Submission draft Local Plan (all associated with SGS10 North of South Woodham Ferrers), relative to the current Local Plan. This will increase the population of South Woodham Ferrers by around 17.7% (see **Section 5.2**).
- 7.2.6. Population increases associated with allocation SGS10 will increase recreational pressure on the SPA/Ramsar as more people are likely to make use of the coastline for leisure and work. It is not possible to accurately model the likely increase in the number of visits to the site without substantial investigations into the current behaviour of residents around the estuaries (including those that do not regularly visit the sites). However, it is reasonable to assume that new residents are likely to behave (on average) in a similar manner to existing residents, and therefore the population increase can be used as a proxy for the likely increase in visitor pressure due to SGS10.

INCORPORATED MITIGATION

- 7.2.7. The Pre-Submission draft Local Plan includes several mitigation measures designed to prevent adverse effects on the integrity of European sites due to recreational pressure; these include:
- **Strategic Policy S4** – Conserving and enhancing the natural environment (requires contributions from residential developments to the RAMS).
 - **Policy DM16** – Protection and promotion of ecology, nature and biodiversity (requires contributions from residential developments to the RAMS).
- 7.2.8. It should be noted that that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.

⁸⁶ Available at: <https://www.chelmsford.gov.uk/media/uj2nfqpl/essex-coast-rams-habitats-regulations-assessment-strategy-document-2018-2038.pdf>

⁸⁷ The RAMS included housing data up to 2038, which was the longest Plan period for a partner LPA. These housing numbers will be reviewed and, where necessary, updated over the lifetime of the strategy in accordance with LPA monitoring data, as part of the Essex Coast RAMS monitoring and review process.

- 7.2.9. It should be noted that the supporting text of these policies recognises that bespoke scheme-level measures (e.g. the provision of sufficient accessible on-site green infrastructure and circular walks) may be required by CCC for some developments, in addition to payments under the RAMS.
- 7.2.10. The RAMS was adopted in 2019, and formalised in CCC planning policy by the adoption of an SPD in 2020. The RAMS currently covers the period to 2038, although provision is made within the document for this to be extended. It should be noted that mitigation delivered by the RAMS is considered fundamentally scalable to address higher housing numbers; this is consistent with NE's position on other strategic mitigation schemes (for example, in relation to the Thames Basin Heaths SPA, the Thanet Coast, or the SPAs associated with the Solent and nearby harbours).

ASSESSMENT OF EFFECTS – DENGIE SPA/RAMSAR

- 7.2.11. The majority of the proposed Local Plan allocations, particularly the larger allocations around the Chelmsford Urban Area, will have little or no influence on visitor pressure at the Dengie SPA / Ramsar sites due to their distance from these sites, and the relative inaccessibility of most parts of the sites. There will be a very small increase in the population within the Zol due to allocation SGS10.
- 7.2.12. In considering the potential effects of increased recreational pressure on these sites due to the Pre-Submission draft Local Plan, the following aspects are relevant:
- The Pre-Submission draft Local Plan incorporates the agreed and accepted strategic mitigation for recreational effects on the European sites associated with the Essex estuaries, i.e. the RAMS, which has been adopted as an SPD.
 - The RAMS is considered fundamentally scalable to address higher housing numbers, and extendable to cover the revised plan period (although note that the increase in housing numbers in the 20.8km Zol for the **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** over those proposed under the adopted Local Plan is small (essentially ~220, associated with SGS10). The RAMS is subject to regular monitoring, which will inform future amendments to ensure its continued effectiveness.
 - With regard to SGS10, the site has resolution to grant planning permissions subject to a S106 Agreement (Ref: 21/01961/FUL and Ref: 22/00311/OUT), which have been subject to project-level HRA that have concluded that there will be 'no significant effects' on these European sites, alone or in combination. These included consideration of allocation-specific mitigation for recreational pressure and urbanisation effects.
- 7.2.13. With regard to monitoring the effectiveness of the RAMS, provision is made within the RAMS for annual monitoring and a report for each LPA to inform their Annual Monitoring Report (AMR), with visitor surveys updated at two and five years. A review of the RAMS is also underway which will involve new visitor surveys. Results from these surveys are not currently available, however there is evidence of the effectiveness of the measures (notably ranger provision) from other RAMS programmes such as that associated with the Solent⁸⁸ which have reported significant differences in measures of disturbance.

⁸⁸ Available at: https://solent.birdaware.org/media/33773/Disturbance-Monitoring-Report-Winter-2018-2020/pdf/Disturbance_Monitoring_Report_Winter_2018-19_and_2019-20.pdf

- 7.2.14. On this basis, it can be concluded that the Pre-Submission draft Local Plan will have no adverse effects on the integrity of the **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** due to recreational pressure or urbanisation effects, alone or in combination.

ASSESSMENT OF EFFECTS – ESSEX ESTUARIES SAC

- 7.2.15. The qualifying features of the Essex Estuaries SAC are also sensitive to visitor pressure, principally through direct damage (trampling, erosion etc.) and localised eutrophication (e.g. associated with dog faeces); other pressures, for example bait digging, may also increase as a result of population growth locally.
- 7.2.16. Many of the SAC habitats will have limited exposure to casual recreation (in general, few people will directly access the intertidal mudflats and sandflats feature for example, other than bait diggers) although the SAC includes most of the sea walls along the Crouch estuary. However, the interest features are generally fairly resilient to direct disturbance (since coastal habitats are typically exposed naturally to a range of environmental perturbations).
- 7.2.17. The measures set out in the RAMS to safeguard the supporting habitats of the **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** are considered effective for the SAC features also; on this basis it can be concluded that the Pre-Submission draft Local Plan will have no adverse effects on the integrity of the **Essex Estuaries SAC** due to recreational pressure or urbanisation effects, alone or in combination.

RECREATIONAL PRESSURE RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 7.2.18. The incorporated policy measures will provide sufficient safeguards to ensure that the recreational pressure does not adversely affect the Dengie peninsula sites as a result of the Local Plan. Policy additions are not considered essential to ensure this outcome, and **no adverse effects alone or in combination via this mechanism would be expected if the Local Plan is adopted as currently drafted.**

7.3 IN COMBINATION EFFECTS

- 7.3.1. The residual effects of the Local Plan on the above aspects alone (recreational pressure) will not be sufficient for 'in combination' effects with other plans or projects to occur. Broader 'quantum of development' in combination effects on the Dengie sites in relation to recreational pressure; in summary, the CCC Local Plan will not have in combination effects with other Local Plans as it is able to appropriately mitigate its contribution to those effects. General plan/plan interactions are considered in Appendix B.

7.4 PRE-SUBMISSION CONCLUSION

- 7.4.1. No adverse effects on the integrity of **Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar** or **Essex Estuaries SAC** components of the Dengie peninsula are anticipated, alone or in combination, if the Local Plan is adopted as currently drafted.

8 EPPING FOREST SAC

8.1 OVERVIEW

- 8.1.1. Epping Forest is one of the few remaining large-scale examples of ancient wood-pasture in lowland Britain, and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The SAC covers a series of semi-natural woodland and grassland blocks between Wanstead in London (near the A12) and the M25 at Epping. The key pressures currently affecting the site (based on the SIP) are air pollution, management (undergrazing), visitor pressure and invasive species, however the only potential impact pathway from the Local Plan is through in combination contribution to changes in **air quality**.

8.2 AIR QUALITY

SUMMARY OF PATHWAY

- 8.2.1. The Local Plan proposals may indirectly contribute to local air pollution and wider diffuse pollution. In practice, the principal source of air pollution associated with the Local Plan will be related to changing patterns of vehicle use due to the promotion of new development (since the Local Plan does not provide for any new significant point-sources).
- 8.2.2. Highways England's *Design Manual for Roads and Bridges* (DMRB) sets out an approach for assessing the effect of emissions from specific road schemes on designated sites; this suggests that a quantitative air quality assessment may be required if a European site is within 200m of an affected road and the predicted change in annual average daily traffic (AADT) is over 1,000.
- 8.2.3. This approach has some limitations when considering the effects of a Local Plan (rather than a specific road scheme) although in the absence of any other specific guidance or thresholds it has typically been applied to main roads⁸⁹ within 200m of a European site, with case law⁹⁰ indicating that changes in AADT on particular roads should be determined 'in combination' with other plans and projects.
- 8.2.4. The SAC is approximately 17km from the Chelmsford City Council Administrative Area boundary at its closest point, and ~24km from the nearest proposed allocations. Consequently, the Local Plan will only affect the site indirectly through any additional vehicle trips that occur within 200m of the SAC as a result of development within the Local Plan area.
- 8.2.5. Potential effects on Epping Forest SAC are considered for consistency with the adopted Local Plan and its HRA. However, it should be noted that recent JNCC guidance⁹¹ recommends that "*For the*

⁸⁹ i.e. trunk roads, A-roads and most B-roads. Changes in the number of vehicles using minor roads in the region will be too small to meaningfully assess using the industry standard approaches to AADT modelling that can be applied at the strategy-level (i.e. without substantial additional data collection including field monitoring at specific locations – this may be appropriate for a specific development or allocation but not for traffic-growth generally).

⁹⁰ *Wealden District Council v. Secretary of State for Communities and Local Government*, Lewes District Council and South Downs National Park Authority [2017] EWHC 351.

⁹¹ JNCC (2021). *Guidance on Decision-making Thresholds for Air Pollution* [online]. JNCC, Peterborough. Available at: <https://data.jncc.gov.uk/data/6cce4f2e-e481-4ec2-b369-2b4026c88447/JNCC-Report-696-Main-FINAL-WEB.pdf>

purpose of decision-making, unless local circumstances support a wider zone, plan HRA should take account of the potential effects of traffic emissions on European sites located within 10 km of the plan boundary. This zone is based on professional judgment recognising that the effects of growth from development beyond 10 km will have been accounted for in the Nitrogen Futures [refer to Refer <https://jncc.gov.uk/our-work/nitrogen-futures>] modelling work business as usual scenario.”

8.2.6. The assessment below is completed in this context.

BASELINE AND PREDICTED CHANGES

8.2.7. The features of the SAC considered sensitive to air quality impacts (specifically, based on the SIP, atmospheric nitrogen deposition) are:

- Atlantic acidophilous beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*)
- Northern Atlantic wet heaths with *Erica tetralix*; and
- European dry heaths

8.2.8. Traffic modelling and air quality assessment work was undertaken for the HRA of the current Chelmsford Local Plan⁹². The traffic modelling undertook a trip assignment exercise to identify roads within 200m of Epping Forest SAC that may see an increased volume of users as a result of the CCC Local Plan, based on journey planner software. The assessment subsequently focused on those routes most likely to be used by traffic from the Chelmsford City area when entering or going around London, specifically:

- the M25 near Epping;
- the A12 near Wanstead;
- the A406 North Circular near Woodford; and
- A104 Epping New Road west of Theydon Bois.

8.2.9. The roads noted above remain the most likely to receive additional trips from Chelmsford residents.

8.2.10. The interest features are present across the SAC and are all likely to occur, to some extent, within 200m of the above roads. The critical load, critical levels and current range of N-deposition for the locations noted above is summarised in **Table 8-1**. The units in these locations are in ‘favourable’, ‘unfavourable recovering’ or ‘unfavourable no change’ condition, with air quality being the principal reason for ‘unfavourable no change’ condition.

8.2.11. It should be noted that the APIS source attribution data for the site suggest that road transport is responsible for 10.8% of the local contributions to N deposition (compared with, for example, livestock and fertiliser application which account for 20.89% of local contributions to N deposition).

⁹² Available at: <https://www.chelmsford.gov.uk/media/1kqb4shi/ex-027-hearing-statement-chelmsford-city-council-week-3-matter-9-the-environment.pdf>

Table 8-1 – APIS data for nutrient nitrogen

Nutrient N component	Critical Load / Critical Level		Current deposition at each location (2020)*	
Total N Deposition (kg/N/ha/yr)	Atlantic acidophilous beech forests	10 – 15	M25 near Epping	27.2
	Northern Atlantic wet heaths	5 – 15	A12 near Wanstead	31.8
	European dry heaths	5 – 15	A406 North Circular near Woodford	32
			A104 Epping New Road west of Theydon Bois	28.2
Ammonia (µg/m3)	Atlantic acidophilous beech forests	1 or 3	M25 near Epping	1.4
	Northern Atlantic wet heaths	1	A12 near Wanstead	2
	European dry heaths	1	A406 North Circular near Woodford	2
			A104 Epping New Road west of Theydon Bois	1.5
NOx (µg/m3)	Atlantic acidophilous beech forests	30	M25 near Epping	19.6
	Northern Atlantic wet heaths	30	A12 near Wanstead	33.3
	European dry heaths	30	A406 North Circular near Woodford	40
			A104 Epping New Road west of Theydon Bois	19.7
SO2 (µg/m3)	Atlantic acidophilous beech forests	10 – 20	M25 near Epping	1.2
	Northern Atlantic wet heaths	10	A12 near Wanstead	1.2
	European dry heaths	10	A406 North Circular near Woodford	2.1
			A104 Epping New Road west of Theydon Bois	2.4

*The current level is the total load for the areas of the site within 200m of these locations, based on APIS mapping data.

8.2.12. With regard to traffic increases, the traffic modelling completed for the current Local Plan has not been updated for the Pre-Submission draft Local Plan, based on the JNCC guidance noted above and the wider availability of other traffic and air quality datasets and assessments relating to Epping Forest SAC (typically produced for the HRAs of Local Plans for authorities bordering, or substantially closer to, the SAC). However, the following should be noted:

- The traffic assessment for the current Local Plan demonstrated that the anticipated increase in AADT volumes by 2036 at all of the above locations is substantially over the nominal 1,000 AADT increase threshold for ‘significant’ effects to be possible. This exceedance occurs irrespective of the CCC Local Plan contribution, with the overwhelming majority of the increase being associated with growth in the LPA areas immediately around the SAC.
- More recent traffic modelling and air quality assessments for LPAs located around Epping Forest SAC (e.g. for the Enfield Local Plan) have re-confirmed this (i.e. AADT increase on roads around the SAC will be over 1000 in all future scenarios).
- Traffic volumes attributable to growth in the Chelmsford area will increase relative to the current Local Plan, reflecting the increase in population and housing provision, but this is likely to remain proportionate to the overall increase in traffic close to the SAC (i.e. Chelmsford’s relative contribution to traffic growth around Epping Forest SAC is unlikely to increase given the predicted population growth across all LPA areas around the SAC).

8.2.13. Furthermore, the previous air quality assessment for the Local Plan demonstrated the following:

- The greatest change in annual mean NO_x concentrations between the ‘without Local Plan’ and ‘with Local Plan’ scenarios for 2031 was 0.02 µgm⁻³ at Epping Forest New Road north and North Circular; this is an inconsequential amount.
- Nitrogen deposition has been calculated using the predicted annual mean concentration of NO_x, and the contribution of the Local Plan was predicted to be substantially less than the accepted threshold for ‘significant effects’ to be possible alone (>1% of the minimum critical load); in this instance, this would be less than 0.01 kg/ha/yr⁹³.
- Nitrogen deposition is likely to remain over the minimum critical load for the site habitats to 2036 irrespective of the Local Plan contribution, which will be inconsequential; however, it is expected that emission factors will decrease in future years with the shift away from internal combustion engine (ICE) vehicles.

8.2.14. Likewise, recent air quality modelling for LPAs closer to the SAC have demonstrated similar results – i.e. N deposition is likely to remain over the minimum critical load for the site habitats in the short- to medium-term, declining with the increased uptake of electric vehicles.

8.2.15. It is also noted that the local authorities immediately around Epping Forest SAC, plus Essex County Council, Hertfordshire County Council, Highways England, NE and the Corporation of London, have agreed to work collaboratively to reduce air quality impacts on the SAC, putting in place a memorandum of understanding to support this. Epping Forest District has recently published an

⁹³ The air quality assessment models NO_x and then converts it into rates of N-deposition using tools released by Defra, although these only calculate to two decimal places; in this instance the change in concentration is too small to be picked up by these tools and so the change in concentration is given as <0.01 kgN/ha/yr.

interim air pollution mitigation strategy⁹⁴ to address the effects of traffic on the SAC, which includes a requirement to establish a Clean Air Zone around the SAC by 2025.

INCORPORATED MITIGATION

- 8.2.16. Given the de minimis contribution of the Local Plan to predicted changes in traffic volumes and air quality around Epping Forest, specific mitigation measures for potential effects associated with out-of-district travel are not considered essential. Whilst the Local Plan's ability to influence out-of-district travel will be limited, sustainable travel principles (including support for public transport, cycle and pedestrian routes, car clubs, etc.) are woven throughout the proposed Local Plan policies, particularly with regards to the strategic allocations.

ASSESSMENT OF EFFECTS

- 8.2.17. N-deposition is currently affecting the interest features of the Epping Forest SAC, and this is predicted to continue over the plan period as traffic increases. However, the Local Plan's contribution to traffic growth and emissions near Epping Forest SAC has been previously shown to be inconsequential at all locations modelled (i.e. no significant effect alone, with the contribution to 'in combination' effects arguably too small to be reliably separated from background variations).
- 8.2.18. With regard to the Pre-Submission draft Local Plan, new traffic or air quality modelling specifically relating to locations near this SAC has not been undertaken given (a) recent JNCC guidance on the scope of traffic and air quality assessments for Local Plans (see above); (b) the anticipated proportional contribution of CCC to emissions near the SAC based on existing models and proxy data; (c) the number of similar models completed for LPAs closer to the site (which are essentially consistent regards impacts and apportionment); and (d) the fact that critical loads for N-deposition at the SAC will be exceeded irrespective of the proposals in the Pre-Submission draft Local Plan.
- 8.2.19. The Pre-Submission draft Local Plan manages the air quality aspects that are within its control, although as noted the Local Plan's ability to influence out-of-district travel is limited. The presence of air quality mitigation plans for LPAs adjacent to the SAC (which have been developed to prevent the Local Plans of these LPAs having adverse effects) are likely to be effective for reducing impacts on the SAC due to vehicle emissions, and the impacts of the CCC Local Plan will not be substantive enough to prevent the achievement or maintenance of favourable conservation status if these mitigation plans are delivered as proposed. Therefore, it is reasonable to conclude that that the CCC Pre-Submission draft Local Plan will not adversely affect the integrity of this SAC via this mechanism.

AIR QUALITY RECOMMENDATIONS AND PRE-SUBMISSION CONCLUSION

- 8.2.20. No policy recommendations are considered necessary to ensure that the Pre-Submission draft Local Plan will not adversely affect the integrity of Epping Forest SAC due to air quality changes.

8.3 IN COMBINATION EFFECTS

- 8.3.1. No pathways 'in combination' effects (other than through air quality changes) on Epping Forest are present with other plans or projects.

⁹⁴ Available at: <https://www.eppingforestdc.gov.uk/planning-and-building/efsac-guidance-for-applicants/>

8.4 PRE-SUBMISSION CONCLUSION

- 8.4.1. Based on the available data including recent air quality modelling from other LPAs, it is considered that the Pre-Submission draft Local Plan will have no adverse effects on the integrity of **Epping Forest SAC**, alone or in combination.

9 SUMMARY AND CONCLUSIONS

9.1 SUMMARY

- 9.1.1. Chelmsford City Council has decided to prepare a new Local Plan to ensure it remains fit for purpose, reflects national planning guidance, delivers local priorities, and meets future needs whilst restoring a five-year supply of deliverable housing sites.
- 9.1.2. The Council is currently consulting on the Pre-Submission draft Local Plan. In broad terms, the Pre-Submission draft Local Plan includes:
- Nine ‘Strategic Priorities’ for the Council’s area.
 - Provision for up to 22,990 net new homes over the plan period (the quantum of growth).
 - Policies providing geographical direction for development (typically specific housing site allocations, but also implicit location preferences for certain activities or sectors prescribed through (for example) areas of search).
 - Policies broadly supporting development or other changes, but which do not specify a quantum or location.
 - Various development control policies that set out the Council’s tests or expectations when considering proposals, such as safeguarding policies, environmental protection policies or policies relating to design or other qualitative criteria.
- 9.1.3. Regulation 105 of the Habitats Regulations states that if a land-use plan is “(a) *is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects); and (b) is not directly connected with or necessary to the management of the site*” then the plan-making authority must “...*make an appropriate assessment of the implications for the site in view of that site’s conservation objectives*” before the plan is given effect. The process by which Regulation 105 is met is known as HRA. An HRA determines whether there will be any ‘likely significant effects’ (LSE) on any European site as a result of a plan’s implementation (either on its own or ‘in combination’ with other plans or projects) and, if so, whether these effects will result in any adverse effects on the site’s integrity. The Council has a statutory duty to prepare the Local Plan and is therefore the Competent Authority for an HRA.
- 9.1.4. There is no statutory requirement for HRA to be undertaken on draft plans or similar developmental stages (e.g. issues and options; preferred options). However, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside plan development, with the emerging policies or options reviewed during development to ensure that potentially adverse effects on European sites can be identified at an early stage, and avoided or mitigated through the plan development process.
- 9.1.5. This report therefore accompanies the Pre-Submission draft (Regulation 19) Local Plan that is being published for consultation. **It does not constitute a formal ‘HRA screening’ or Appropriate Assessment** as the plan is still in development and so any screening or appropriate assessment conclusions would be premature; however, the principles of HRA are applied to the Pre-Submission draft to (a) provide an initial assessment of the likely HRA conclusions, were the plan adopted as currently drafted and (b) identify additional data requirements and/or additional measures that may

be required to ensure that the Submission Draft Plan (Regulation 22) has no adverse effects on any European sites.

- 9.1.6. The assessment completed to date indicates that the majority of the Pre-Submission draft Local Plan policies and proposed site allocations will have ‘no effect’ (either alone or in combination) on any European sites, typically because either they are policy types that do not make provision for changes or because they relate to sites that are a considerable distance from the European sites (with no known pollutant or effect pathway).
- 9.1.7. The HRA of the Pre-Submission draft Local Plan has considered potential effects on:
- all European sites within 15km of the Council’s administrative area (see **Table 3-2**);
 - any additional sites that may be hydrologically linked to the Local Plan’s zone of influence; and
 - any additional sites identified by Natural England following the Issues and Options consultation.
- 9.1.8. This is considered to be a suitably precautionary starting point for the assessment of the Local Plan
- 9.1.9. The initial ‘screening’ assessment has concluded that **significant effects on the following sites are not anticipated, alone or in combination**; this is principally due to their distance from the CCC area and the absence of reasonable pathways by which environmental changes associated with the Local Plan could undermine the conservation objectives for the sites:
- Benfleet and Southend Marshes SPA
 - Benfleet and Southend Marshes Ramsar
 - Foulness (Mid-Essex Coast Phase 5) SPA
 - Foulness (Mid-Essex Coast Phase 5) Ramsar
 - Thames Estuary and Marshes SPA
 - Thames Estuary and Marshes Ramsar
 - Abberton Reservoir SPA
 - Abberton Reservoir Ramsar
- 9.1.10. Further examination of potential effects through an ‘appropriate assessment stage was completed for the following sites and pathways:
- Essex Estuaries SAC
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
 - Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)
 - Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) Ramsar

- Recreational Pressure
- Air Quality
- Water Quality
- Functional Land (proximity effects associated with Strategic Growth Site 10 North of South Woodham Ferrers)
- Blackwater Estuary (Mid-Essex Coast Phase 4) SPA
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Blackwater Estuary (Mid-Essex Coast Phase 4) Ramsar
 - Recreational Pressure
 - Air Quality
 - Water Quality
- Dengie (Mid-Essex Coast Phase 1) SPA
 - Recreational Pressure
- Dengie (Mid-Essex Coast Phase 1) Ramsar
 - Recreational Pressure
- Outer Thames Estuary SPA
 - Recreational Pressure
 - Water Quality
- Epping Forest SAC
 - Air Quality

9.1.11. These aspects have been examined through an ‘appropriate assessment’ stage to ensure that proposals coming forward under the Local Plan either avoid affecting designated sites entirely (no significant effect) or will not adversely affect site integrity where potential effect pathways cannot be excluded with additional data collection. Site integrity (in HRA terms) is “*the coherent sum of the site’s ecological structure, function and ecological processes, across its whole area, which enables it to sustain the habitats, complex of habitats and/or populations of species for which the site is designated*” (EC Guidance ‘Managing Natura 2000’ (2018)).

9.1.12. In summary:

- **Water quality:** Development within the CCC area will have no adverse effects on any water quality sensitive sites due to safeguarding measures relating to SuDS and wastewater treatment capacity provision included within the plan.
- **Visitor/Recreational Pressures:** The Local Plan will have no adverse effects on the integrity of those sites considered vulnerable (both exposed and sensitive) to increased visitor pressure as a result of the plan (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, Dengie (Mid-Essex Coast Phase 1) SPA/Ramsar due to the adoption of the Essex Coast RAMS in policy.

This conclusion accounts for measures included within policy relating to open-space provision although these are not relied on to ensure adverse effects do not occur.

- **Air quality:** The Local Plan will have no adverse effects on the integrity of those sites considered vulnerable (both exposed and sensitive) to changes in air quality that may be linked to the provisions of the Pre-Submission draft Local Plan, alone or in combination (i.e. Essex Estuaries SAC, Crouch and Roach Estuaries (Mid-Essex Coast Phase 3) SPA/Ramsar, Blackwater Estuary (Mid-Essex Coast Phase 4) SPA/Ramsar, Epping Forest SAC).
- **Functional Land:** no potential areas of functionally-linked land have been identified that may be critical to the integrity of the qualifying species populations.

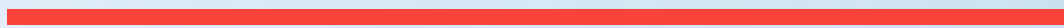
9.2 CONCLUSIONS

- 9.2.1. Overall, the assessment of the Pre-Submission draft Local Plan has concluded that most aspects of the plan will have no significant effects on any European sites, alone or in combination due to the absence of effect pathways.
- 9.2.2. Appropriate assessments have been undertaken for those aspects where effect pathways are present (in combination water quality, air quality and visitor pressure effects, and effects on species away from the sites), taking into account specific and cross-cutting policy-based mitigation and avoidance measures that have been incorporated into the plan. These appropriate assessments have employed additional analyses and data to resolve uncertainties present at the initial screening, and have concluded that (as currently drafted) **the Pre-Submission draft Local Plan will have no adverse effects on the integrity of any European sites, alone or in combination.**
- 9.2.3. This conclusion is obviously preliminary: it will be necessary to review any changes that are made to the Pre-Submission draft Local Plan as it proceeds to the submission stage in order to ensure that these initial HRA conclusions remain applicable, and the HRA will also be reviewed and updated as the Local Plan and its evidence base is developed further.



Appendix A

EUROPEAN SITE SUMMARIES



APPENDIX A – EUROPEAN SITE SUMMARIES

Notes

The following proformas provide a summary of the European sites in the scope and/or provide hyperlinks to these data where publicly available.

These data are derived from (where available / relevant):

- the most recent JNCC-hosted GIS datasets;
- the Standard Data forms for SACs and SPAs and Information Sheets for Ramsar sites;
- Article 12 and 17 reporting;
- the published site Conservation Objectives;
- Supplementary Advice to the conservation objectives (SACO) where available;
- Site Improvement Plans (SIPs);
- the supporting Site of Special Scientific Interest's favourable condition tables where relevant and where no SACOs applicable to the features are available.

Note:

- For SPAs, the qualifying features are taken as those identified on the most recent JNCC datasets and citations or NE conservation objectives sheets, where these post-date the 2nd SPA Review (i.e. it will be assumed that any amendments suggested by the SPA review have been made) unless otherwise identified to us by NE; site-specific issues relating to the SPA Review are addressed in the screening and appropriate assessment sections (see below).
- The conservation objectives for Ramsar sites are taken to be the same as for the corresponding SACs / SPAs (where sites overlap); SSSI Definition of Favourable Condition (FCTs) are used for those Ramsar features not covered by SAC/SPA designations.

Note also that SPA feature lists are derived from the JNCC datasets and so may include species that are only designated as part of the assemblage; the qualifying species identified by the Natural England conservation objective documents are in **bold**.

Where possible the site data is used to identify other features that may be relevant to site integrity, particularly '**typical species**' (for SACs), '**within-site supporting habitats**', and designated or non-designated '**functional habitats**' where these are identified in the available documentation (or otherwise well-known), although it should be noted that the tables are intended to provide an overview of these aspects only and not a detailed or exhaustive account for the site or all features.

ABBERTON RESERVOIR SPA

Site Code	UK9009141
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009141.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5673002612031488?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5673002612031488?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/TerrestrialAdvicePDFs/UK9009141.pdf
Associated SSSIs	Abberton Reservoir SSSI
Site Overview	<p>Abberton Reservoir is a 500 ha. storage reservoir approximately four miles south of Colchester. It is the largest freshwater body in Essex. Around 40,000 birds visit the reservoir annually and it is particularly important as a moulting and roosting site for wildfowl and waders, partly due to its proximity to the Essex Estuaries. It is also important as a staging point for birds on passage. The margins of parts of the reservoir have well-developed plant communities that provide important opportunities for feeding, nesting and shelter. In addition, there is a notable breeding population of cormorant, which also use the nearby estuaries for feeding. Water levels (etc.) in the reservoir are controlled according to an agreed operating plan; as part of a recent scheme to increase capacity, the original concrete banks have been removed and the shoreline re-profiled, creating extensive new areas of shallow wetland habitat for the site's waterfowl.</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A005w: Great crested grebe <i>Podiceps cristatus</i> - A017r: Great cormorant <i>Phalacrocorax carbo</i> - A036w: Mute swan <i>Cygnus olor</i> - A050w: Eurasian wigeon <i>Anas penelope</i> - A051w: Gadwall <i>Anas strepera</i> - A052w: Eurasian teal <i>Anas crecca</i> - A056w: Northern shoveler <i>Anas clypeata</i> - A059w: Common pochard <i>Aythya ferina</i> - A061w: Tufted duck <i>Aythya fuligula</i> - A067w: Common goldeneye <i>Bucephala clangula</i>

ABBERTON RESERVOIR SPA	
	<ul style="list-style-type: none"> - A125w: Common coot <i>Fulica atra</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	Supporting habitats for the assemblage identified in the SACO include standing open water, improved grassland, wet grassland, and fen, marsh and swamp.
Functional Land	No specific areas of functionally associated land are noted; the qualifying features are strongly associated with the habitats of the reservoir itself, although “ <i>arable land outside the SPA boundary</i> ” is identified as a supporting habitat for the assemblage.
Condition, Pressures, Threats	<p>Based on the SIP, the main pressures on the SPA features are siltation (although this is equally a problem for the reservoir as a storage resource, and so is managed accordingly); and disturbance, primarily from aircraft (although the site receives large numbers of visitors the disturbing effect is limited due to management and the nature of the site).</p> <p>The underlying SSSI is currently in unfavourable declining condition, although NE note that this is not due to any management issues at the site (this condition applies to wintering wigeon only, and is thought to be due to “<i>a high mean peak population recorded at notification in 1988 (likely due to several cold winters during the eighties), the reduction in pasture land outside the SSSI, and improved management of nearby key coastal wetland sites which have drawn the species there, and produced increases in the wigeon population in the Blackwater Estuary in particular</i>”.</p>



ABBERTON RESERVOIR RAMSAR

Site Code	UK11001
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11001.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Abberton Reservoir SSSI
Site Overview	<p>Abberton Reservoir is a 500 ha. storage reservoir approximately four miles south of Colchester. It is the largest freshwater body in Essex. Around 40,000 birds visit the reservoir annually and it is particularly important as a moulting and roosting site for wildfowl and waders, partly due to its proximity to the Essex Estuaries. It is also important as a staging point for birds on passage. The margins of parts of the reservoir have well-developed plant communities that provide important opportunities for feeding, nesting and shelter. In addition, there is a notable breeding population of cormorant, which also use the nearby estuaries for feeding. Water levels (etc.) in the reservoir are controlled according to an agreed operating plan; as part of a recent scheme to increase capacity, the original concrete banks have been removed and the shoreline re-profiled, creating extensive new areas of shallow wetland habitat for the site's waterfowl.</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none">- Crit. 5 - regularly supports 20,000 or more waterbirds- Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	As per SPA
Functional Land	As per SPA



ABBERTON RESERVOIR RAMSAR

Condition, Pressures,
Threats

As per SPA

BENFLEET AND SOUTHEND MARSHES SPA	
Site Code	UK9009171
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009171.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5954477588742144?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5954477588742144?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009171
Associated SSSIs	Benfleet and Southend Marshes SSSI
Site Overview	This site is located on the north shore of the outer Thames Estuary, and covers an extensive area of saltmarsh, intertidal mudflats and shell banks, with associated supra-tidal grassland.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A137w: Ringed plover <i>Charadrius hiaticula</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A143w: Red knot <i>Calidris canutus</i> - A672w: Dunlin <i>Calidris alpina alpina</i> - A675w: Dark-bellied brent goose <i>Branta bernicla bernicla</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats
Functional Land	The SPA features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

BENFLEET AND SOUTHEND MARSHES SPA

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are areas of saltmarsh near Canvey Island that are in 'unfavourable no change' condition due to coastal squeeze. The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

BENFLEET AND SOUTHEND MARSHES RAMSAR

Site Code	UK11006
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11006.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Benfleet and Southend Marshes SSSI
Site Overview	This site is located on the north shore of the outer Thames Estuary, and covers an extensive area of saltmarsh, intertidal mudflats and shell banks, with associated supra-tidal grassland.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats
Functional Land	The SPA features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.
Condition, Pressures, Threats	The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are areas of saltmarsh near Canvey Island that are in 'unfavourable no change' condition due to coastal squeeze. The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

Site Code	UK9009245
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009245.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4888693533835264?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4888693533835264?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009245
Associated SSSIs	Blackwater Estuary SSSI
Site Overview	<p>The Blackwater Estuary is the largest of the Essex Estuaries. The SPA includes extensive intertidal mudflats and the largest area of saltmarsh in Essex, as well as surrounding terrestrial habitats including grazing marsh, associated fleets and ditches, and semi-improved grassland. Shingle and shell banks and offshore islands are also a feature of the tidal flats. These areas provide a range of habitats for the site interest features. Much of the Blackwater saltmarsh is suffering erosion although in a number of locations managed realignment of the sea-defences is taking place, creating new estuarine habitat. The main breeding species (Little tern and Ringed plover) are associated with the shingle and shell banks and offshore islands, particularly (for Little tern) Mersea Island. The wintering species use all of the habitats at the site, particularly the saltmarsh (for roosting) and intertidal areas, although the associated grasslands are important foraging areas for Dark-bellied Brent geese. There is also some functional connectivity with other sites: Cormorants from the colony at Abberton Reservoir SPA take a large proportion of their food from here. The Golden plover population (recommended for inclusion as a feature by the SPA Review) is also thought to have functional connections with Abberton Reservoir SPA.</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A059r: Common pochard <i>Aythya ferina</i> - A082w: Hen harrier <i>Circus cyaneus</i> - A137r: Ringed plover <i>Charadrius hiaticula</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A195r: Little tern <i>Sterna albifrons</i> - A616w: Black-tailed godwit <i>Limosa limosa islandica</i> - A672w: Dunlin <i>Calidris alpina alpina</i>

BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

- A675w: Dark-bellied brent goose *Branta bernicla bernicla*
- WATR: Waterbird assemblage

**Other interest features
(SAC typical species, SPA
supporting habitats, etc.)**

All site habitats

Functional Land

The SPA features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

**Condition, Pressures,
Threats**

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are areas of grassland on Osea Island intended to provide foraging opportunities for Brent geese that are in 'unfavourable declining' condition due to inappropriate management (e.g. insufficient grazing). The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

Site Code	UK11007
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11007.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Blackwater Estuary SSSI
Site Overview	<p>The Blackwater Estuary is the largest of the Essex Estuaries. The SPA includes extensive intertidal mudflats and the largest area of saltmarsh in Essex, as well as surrounding terrestrial habitats including grazing marsh, associated fleets and ditches, and semi-improved grassland. Shingle and shell banks and offshore islands are also a feature of the tidal flats. These areas provide a range of habitats for the site interest features. Much of the Blackwater saltmarsh is suffering erosion although in a number of locations managed realignment of the sea-defences is taking place, creating new estuarine habitat. The main breeding species (Little tern and Ringed plover) are associated with the shingle and shell banks and offshore islands, particularly (for Little tern) Mersea Island. The wintering species use all of the habitats at the site, particularly the saltmarsh (for roosting) and intertidal areas, although the associated grasslands are important foraging areas for Dark-bellied Brent geese. There is also some functional connectivity with other sites: Cormorants from the colony at Abberton Reservoir SPA take a large proportion of their food from here. The Golden plover population (recommended for inclusion as a feature by the SPA Review) is also thought to have functional connections with Abberton Reservoir SPA.</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 1 - sites containing representative, rare or unique wetland types - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 3 - supports populations of plant/animal species important for maintaining regional biodiversity - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds



BLACKWATER ESTUARY (MID-ESSEX COAST PHASE 4) SPA

**Other interest features
(SAC typical species, SPA
supporting habitats, etc.)**

The site meets Criteria 1 and 3 primarily due to the extensive saltmarsh communities that are present. The Criterion 2 features are the invertebrate fauna, primarily associated with the supra-tidal and terrestrial habitats (ditches and grazing marshes).

Functional Land

The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

**Condition, Pressures,
Threats**

As per SPA.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA

Site Code	UK9009244
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009244.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5048504904843264?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5048504904843264?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009244
Associated SSSIs	Crouch and Roach Estuaries SSSI, The Cliff, Burnham-On-Crouch SSSI
Site Overview	<p>The Crouch and Roach Estuaries SPA covers a complex of salt marsh, grazing marsh and intertidal habitats that provide important feeding and roosting sites for large numbers of waders and waterfowl in winter, particularly Dark-bellied brent geese. Unlike the other local estuaries, the intertidal zones of the Crouch and Roach estuaries are relatively narrow and constrained by the sea walls, at least in their upper reaches. These intertidal areas remain important for the site interest features, however, and Dark-bellied brent geese also make extensive use of the adjacent saltmarsh and grazing marsh habitats; the areas of permanent, ley and rotational grassland included within the SPA are therefore essential for the conservation of this species' population. The site therefore includes a number of terrestrial areas used for roosting and foraging, including grassland within the Blue House Farm nature reserve (east of North Fambridge) and around Marsh Farm Country Park (south of South Woodham Ferrers).</p>
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A675w: Dark-bellied brent goose <i>Branta bernicla bernicla</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) SPA

Functional Land

The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are four small areas of grazing marsh in 'unfavourable no change' condition due to inappropriate management (e.g. insufficient grazing). The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) RAMSAR

Site Code	UK11058
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11058.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Crouch and Roach Estuaries SSSI, The Cliff, Burnham-On-Crouch SSSI
Site Overview	The Crouch and Roach Estuaries SPA covers a complex of salt marsh, grazing marsh and intertidal habitats that provide important feeding and roosting sites for large numbers of waders and waterfowl in winter, particularly Dark-bellied brent geese. Unlike the other local estuaries, the intertidal zones of the Crouch and Roach estuaries are relatively narrow and constrained by the sea walls, at least in their upper reaches. These intertidal areas remain important for the site interest features, however, and Dark-bellied brent geese also make extensive use of the adjacent saltmarsh and grazing marsh habitats; the areas of permanent, ley and rotational grassland included within the SPA are therefore essential for the conservation of this species' population. The site therefore includes a number of terrestrial areas used for roosting and foraging, including grassland within the Blue House Farm nature reserve (east of North Fambridge) and around Marsh Farm Country Park (south of South Woodham Ferrers).
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats. The Criterion 2 features are the rare, vulnerable or endangered species of plant and invertebrates, which are predominantly associated with the supra-tidal and terrestrial habitats.

CROUCH AND ROACH ESTUARIES (MID-ESSEX COAST PHASE 3) RAMSAR

Functional Land

The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. There are four small areas of grazing marsh in 'unfavourable no change' condition due to inappropriate management (e.g. insufficient grazing). The SIP indicates that the main pressures on the SPA features are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species.

DENGIE (MID-ESSEX COAST PHASE 1) SPA	
Site Code	UK9009242
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009242.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4829082877427712?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4829082877427712?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009242
Associated SSSIs	Dengie SSSI
Site Overview	Dengie SPA is a large and unusually (for Essex) remote area of tidal mudflat and saltmarsh at the eastern end of the Dengie peninsula, between the Blackwater and Crouch Estuaries. It covers extensive intertidal flats and the largest continuous area of saltmarsh in Essex, and provides substantial and important feeding and roosting habitats for wintering populations of wildfowl and waders.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A082w: Hen harrier <i>Circus cyaneus</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A143w: Red knot <i>Calidris canutus</i> - A675w: Dark-bellied brent goose <i>Branta bernicla bernicla</i> - WATR: Waterbird assemblage
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats.
Functional Land	The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.



DENGIE (MID-ESSEX COAST PHASE 1) SPA

Condition, Pressures, Threats

The majority of the site is in 'favourable' or 'unfavourable recovering' condition, with the latter generally being areas of saltmarsh that are under pressure from erosion. The SIP indicates that the main pressures on the SPA features of the Essex Estuaries are coastal squeeze; general development; public disturbance; fisheries (particularly bait digging); and invasive species, although public disturbance is thought to be less significant here due to the site's relative isolation compared to the other estuarine areas.

DENGIE (MID-ESSEX COAST PHASE 1) RAMSAR

Site Code	UK11018
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11018.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Dengie SSSI
Site Overview	Dengie is a large and unusually (for Essex) remote area of tidal mudflat and saltmarsh at the eastern end of the Dengie peninsula, between the Blackwater and Crouch Estuaries. It covers extensive intertidal flats and the largest continuous area of saltmarsh in Essex, and provides substantial and important feeding and roosting habitats for wintering populations of wildfowl and waders.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 1 - sites containing representative, rare or unique wetland types - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 3 - supports populations of plant/animal species important for maintaining regional biodiversity - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	All site habitats. The site meets Criteria 1 and 3 primarily due to the extensive saltmarsh communities that are present, with Criterion 2 being met by the assemblage of rare coastal flora.
Functional Land	The bird features are primarily associated with the mudflats and saltmarsh, although areas of grassland are used for foraging (particularly by Brent geese) and high-tide roosting. The presence of suitable low-lying grazing marsh along the outside of the site boundary also provides important supporting habitat for roosting.



DENGIE (MID-ESSEX COAST PHASE 1) RAMSAR

Condition, Pressures,
Threats

As per SPA.

EPHING FOREST SAC	
Site Code	UK0012720
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SAC-N2K/UK0012720.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5908284745711616?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5908284745711616?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/TerrestrialAdvicePDFs/UK0012720.pdf
Associated SSSIs	Epping Forest SSSI
Site Overview	Epping Forest is one of the few remaining large-scale examples of ancient wood-pasture in lowland Britain, and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The SAC covers a series of semi-natural woodland and grassland blocks between Wanstead in London (near the A12) and the M25 at Epping.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - H4010: Northern Atlantic wet heaths with <i>Erica tetralix</i> - H4030: European dry heaths - H9120: Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrublayer (<i>Quercion robur-petraeae</i> or <i>Ilici-Fagenion</i>) - S1083: Stag beetle <i>Lucanus cervus</i>
Other interest features (SAC typical species, SPA supporting habitats, etc.)	Typical species of the habitats are identified in the SACO; typically these are the representative NVC communities.
Functional Land	No specific areas of functional land are identified, although a permeable landscape of woodland blocks will support the integrity of the stag beetle population.



EPPING FOREST SAC

Condition, Pressures, Threats

The key pressures currently affecting the site (based on the SIP) are air pollution, management (undergrazing), and visitor pressure. All of the SSSI units where air pollution is identified as a key issue in an 'unfavourable' condition assessment are in the southern area of the Forest, between Chingford and Wanstead, rather than those areas near the M25.

ESSEX ESTUARIES SAC	
Site Code	UK0013690
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SAC-N2K/UK0013690.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4781199427895296?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4781199427895296?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK0013690
Associated SSSIs	Blackwater Estuary SSSI; Colne Estuary SSSI; Crouch and Roach Estuaries SSSI; Dengie SSSI; Foulness SSSI
Site Overview	The Essex Estuaries SAC covers the major estuaries of the rivers Colne, Blackwater, Crouch and Roach and the associated intertidal and subtidal habitats. The dominant habitat components are therefore the estuaries themselves; extensive intertidal mud and sandflats with a range of sediments and biotopes; and a range of saltmarsh habitats at various successional stages, for which it is considered one of the best sites in the UK. The saltmarsh at the site is known to be generally eroding, due to sea level rise, and so realignment and habitat creation schemes associated with the Shoreline Management Plan and Regional Habitat Creation Programme are an important component of the drive to achieve favourable condition.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - H1110: Sandbanks which are slightly covered by sea water all the time - H1130: Estuaries - H1140: Mudflats and sandflats not covered by seawater at low tide - H1310: <i>Salicornia</i> and other annuals colonizing mud and sand - H1320: <i>Spartina</i> swards (<i>Spartinion maritimae</i>) - H1330: Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) - H1420: Mediterranean and thermo-Atlantic halophilous scrubs (<i>Sarcocornetea fruticosi</i>)
Other interest features (SAC typical species, SPA supporting habitats, etc.)	<p>The 'supplementary advice' indicates that the 'typical species' of the site include:</p> <ul style="list-style-type: none"> ■ For the <i>Salicornia</i> and other annuals colonizing mud and sand feature: Flora: Sea Aster <i>Aster tripolium</i>, Common saltmarsh-grass <i>Puccinellia maritima</i>, Glasswort <i>Salicornia</i> species, Herbaceous seepweed <i>Sueada maritima</i>, Sea purslane <i>Halimione portulacoides</i>, Ephemeral salt-marsh vegetation with <i>Sagina maritima</i>.

ESSEX ESTUARIES SAC

- For the *Spartina* swards (*Spartinion maritimae*) feature: Flora: Small cordgrass *Spartina maritima*, Smooth cord grass *S. alterniflora* and *Arthrocnemum perenne*.
- For the Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*) feature: Flora: Transitional low-marsh vegetation with *Puccinellia maritima* annual *Salicornia* species and *Suaeda maritima*; and *Eleocharis uniglumis* salt-marsh community.
- For the Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*) feature: Flora: Shrubby sea-blite *Suaeda vera*, Chickenclaws *Sarcocornia perennis*, Sea lavender *Limonium* species and saltbush *Atriplex* species.

Functional Land

No specific non-designated areas of land outside the site boundary are identified as being functionally important to the maintenance of site integrity, although the need to maintain or restore the connectivity of estuarine features to surrounding rivers, freshwater, marine and coastal habitats is noted.

Condition, Pressures, Threats

The SSSIs units underpinning the SAC are predominantly in 'favourable' or 'unfavourable recovering' condition. Units in 'unfavourable no change' or 'unfavourable declining' condition are categorised as such primarily due to local land management issues (birds population declining). The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Coastal squeeze (rising sea levels);
- Public access/disturbance (land- and water-based activities);
- Fisheries: commercial marine and estuarine (commercial fishing activities and Bottom towed fishing gear);
- Planning permission: general;
- Changes in species distribution (decline in waterbird species may be due to climate change);
- Invasive species (Pacific oyster, American whelk tingle, Slipper limpet and *Spartina* sp.);
- Fisheries: recreational marine and estuarine (Recreational bait digging);
- Air pollution (atmospheric nitrogen deposition).

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

Site Code

UK9009246

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9009246.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/5131941422563328?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/5131941422563328?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9009246
Associated SSSIs	Foulness SSSI
Site Overview	Foulness SPA covers a complex and extensive area of intertidal sand-silt flats, saltmarsh, shell banks, grazing marshes, grassland, islands and creeks. The flats are particularly important for wintering birds with the network of islands, creeks and grazing land providing sheltered feeding and roosting sites. Several of the breeding species (Little tern, Common tern, Sandwich tern, Ringed plover) are associated with the shingle and shell banks, particularly around Foulness Point and Maplin Sands, with Avocet also using the complex matrix of intertidal and supra-tidal habitats. These areas are also important high-tide roosts for birds from this SPA and from the Crouch, Roach and Thames estuaries. The site is owned by the Ministry of Defence and so access is partly restricted, which further increases its relative value in the area.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A082w: Hen harrier <i>Circus cyaneus</i> - A130w: Eurasian oystercatcher <i>Haematopus ostralegus</i> - A132w: Pied avocet <i>Recurvirostra avosetta</i> - A132r: Pied avocet <i>Recurvirostra avosetta</i> - A137r: Ringed plover <i>Charadrius hiaticula</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A143w: Red knot <i>Calidris canutus</i> - A157w: Bar-tailed godwit <i>Limosa lapponica</i> - A162w: Common redshank <i>Tringa totanus</i> - A191r: Sandwich tern <i>Sterna sandvicensis</i> - A193r: Common tern <i>Sterna hirundo</i> - A195r: Little tern <i>Sterna albifrons</i>

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

- A675w: Dark-bellied brent goose *Branta bernicla bernicla*
- WATR: Waterbird assemblage

Other interest features (SAC typical species, SPA supporting habitats, etc.)

The supplementary advice documents indicate that the within-site supporting habitats for the qualifying features include: Atlantic salt meadows (*Glauco-Puccinellietalia maritima*), Freshwater and coastal grazing marsh, Intertidal coarse sediment, Intertidal mixed sediments, Intertidal mud, Intertidal sand and muddy sand, Intertidal seagrass beds, Mediterranean and thermo-Atlantic halophilous scrubs (*Sarcocornetea fruticosi*), *Salicornia* and other annuals colonising mud and sand, *Spartina* swards (*Spartinion maritima*), Subtidal seagrass beds, Intertidal biogenic reef: mussel beds, Intertidal stony reef, cockle banks

Functional Land

With regard to ‘functional habitats’, specific areas of functional land are identified:

- Dark-bellied brent goose: Access to functionally-linked non-SPA grassland and agricultural land may be important.
- Hen harrier: for the species, the habitat to feed is grassland/grazing marsh, but is not within this site, so this feature is reliant on a mosaic of habitats including grazing marsh, grassland with scattered scrub, rough margins and saltmarsh available throughout the suite of SPAs that make up the Mid-Essex coastal sites and functionally-linked arable land.
- Ringed plover: Breeding ringed plover use shingle, pebble and cockle shell beaches/spits for breeding, and saltmarsh and intertidal areas for feeding. In this site, these habitats are located in close proximity and suitable habitat is also available for the feature to feed, nest and roost offsite within adjacent SPAs

Condition, Pressures, Threats

The SSSIs units underpinning the SPA are in ‘favourable’, ‘unfavourable-recovering’, ‘unfavourable-no change’ and ‘unfavourable-declining’ condition. The SIP⁹⁵ identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Coastal squeeze (rising sea levels);
- Public access/disturbance (land- and water-based activities);
- Fisheries: commercial marine and estuarine (commercial fishing activities and Bottom towed fishing gear);
- Planning permission: general;
- Changes in species distribution (decline in waterbird species may be due to climate change);

⁹⁵ [SIP150401FINALv1.0 Essex Estuaries \(2\).pdf](#)

FOULNESS (MID-ESSEX COAST PHASE 5) SPA

- Invasive species (Pacific oyster, American whelk tingle, Slipper limpet and *Spartina* sp.);
- Fisheries: recreational marine and estuarine (Recreational bait digging);
- Air pollution (atmospheric nitrogen deposition).

FOULNESS (MID-ESSEX COAST PHASE 5) RAMSAR

Site Code	UK11026
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11026.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Foulness SSSI
Site Overview	This site is coincident with the Foulness SPA. The bird interest features of this site (Criteria 5 and 6) are essentially the same as for the Foulness SPA (see above). The site meets Criteria 1 and 3 primarily due to the extensive saltmarsh communities that are present. The Criterion 2 features are the invertebrate fauna, primarily associated with the supra-tidal and terrestrial habitats (ditches and grazing marshes). The main pressures on the Ramsar interest features will be the same as for the Essex Estuaries SAC and the Foulness SPA.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 1 - sites containing representative, rare or unique wetland types - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 3 - supports populations of plant/animal species important for maintaining regional biodiversity - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	The supplementary advice documents indicate that the within-site supporting habitats for the qualifying features include: Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>), Freshwater and coastal grazing marsh, Intertidal coarse sediment, Intertidal mixed sediments, Intertidal mud, Intertidal sand and muddy sand, Intertidal seagrass beds, Mediterranean and thermo-Atlantic halophilous scrubs (<i>Sarcocornetea fruticosi</i>), <i>Salicornia</i> and other annuals colonising mud and sand, <i>Spartina</i> swards (<i>Spartinion maritimae</i>), Subtidal seagrass beds, Intertidal biogenic reef: mussel beds, Intertidal stony reef, cockle banks

FOULNESS (MID-ESSEX COAST PHASE 5) RAMSAR

Functional Land

With regard to ‘functional habitats’, specific areas of functional land are identified:

- Dark-bellied brent goose: Access to functionally-linked non-SPA grassland and agricultural land may be important.
- Hen harrier: for the species, the habitat to feed is grassland/grazing marsh, but is not within this site, so this feature is reliant on a mosaic of habitats including grazing marsh, grassland with scattered scrub, rough margins and saltmarsh available throughout the suite of SPAs that make up the Mid-Essex coastal sites and functionally-linked arable land.
- Ringed plover: Breeding ringed plover use shingle, pebble and cockle shell beaches/spits for breeding, and saltmarsh and intertidal areas for feeding. In this site, these habitats are located in close proximity and suitable habitat is also available for the feature to feed, nest and roost offsite within adjacent SPAs

Condition, Pressures, Threats

The SSSIs units underpinning the SPA are in ‘favourable’, ‘unfavourable-recovering’, ‘unfavourable-no change’ and ‘unfavourable-declining’ condition. The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Coastal squeeze (rising sea levels);
- Public access/disturbance (land- and water-based activities);
- Fisheries: commercial marine and estuarine (commercial fishing activities and Bottom towed fishing gear);
- Planning permission: general;
- Changes in species distribution (decline in waterbird species may be due to climate change);
- Invasive species (Pacific oyster, American whelk tingle, Slipper limpet and *Spartina* sp.);
- Fisheries: recreational marine and estuarine (Recreational bait digging);
- Air pollution (atmospheric nitrogen deposition).

OUTER THAMES ESTUARY SPA	
Site Code	UK9020309
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9020309.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4927106139029504?category=6528471664689152
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4927106139029504?category=6528471664689152
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9020309
Associated SSSIs	Benfleet and Southend Marshes SSSI; Corton Cliffs SSSI; Crouch and Roach Estuaries SSSI; Dengie SSSI; Foulness SSSI; Great Yarmouth North Denes SSSI; Minsmere-Walberswick Heaths and Marshes SSSI; Pakefield to Easton Bavents SSSI; The Cliff, Burnham-On-Crouch SSSI
Site Overview	The Outer Thames Estuary SPA was initially designated for its wintering population of red-throated diver, but has been extended to include foraging areas used by breeding tern species associated with SPAs on the Norfolk and Essex coasts. These extensions include areas that may be affected by the CCC plan, specifically sections of the Crouch and Roach estuaries that are used for foraging by common terns from Foulness SPA. The Outer Thames Estuary SPA now covers all of the Roach estuary and the Crouch downstream of North Fambridge.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A001w: Red-throated diver <i>Gavia stellata</i> - A193r: Common tern <i>Sterna hirundo</i> - A195r: Little tern <i>Sterna albifrons</i>
Other interest features (SAC typical species, SPA supporting habitats, etc.)	The supplementary advice documents indicate that the within-site supporting habitats for the qualifying features include: subtidal sand, subtidal coarse sediment, subtidal mixed sediments, subtidal mud, circalittoral rock and water column, shallow subtidal waters and on land, islands, beaches and inland bodies of freshwater.
Functional Land	No specific area of functional land are identified; however a permeable landscape and habitat linkages to facilitate movement of birds between the SPA and any off-site supporting habitat is considered critical to the breeding success and to adult fitness and survival.



OUTER THAMES ESTUARY SPA

Condition, Pressures, Threats

The SSSIs units underpinning the SPA are predominantly in 'favourable' or 'unfavourable recovering' condition. Units in 'unfavourable no change or 'unfavourable declining' condition are categorised as such primarily due to local land management issues (undergrazing of grasslands or water pollution). The pressures and threats typically relate to local land management issues that will not be influenced by the Local Plan.

THAMES ESTUARY AND MARSHES SPA

Site Code	UK9012021
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/SPA-N2K/UK9012021.pdf
Conservation Objectives	Available at: http://publications.naturalengland.org.uk/publication/4698344811134976?category=6581547796791296
Site Improvement Plan	Available at: http://publications.naturalengland.org.uk/publication/4698344811134976?category=6581547796791296
Supplementary advice	Available at: https://designatedsites.naturalengland.org.uk/Marine/MarineSiteDetail.aspx?SiteCode=UK9012021
Associated SSSIs	Mucking Flats and Marshes SSSI, South Thames Estuary and Marshes SSSI
Site Overview	The majority of the Thames Estuary and Marshes SPA is located on the southern side of the Thames estuary. The site is dominated by extensive intertidal mudflats with fringing saltmarsh, with associated terrestrial habitats including grazing marsh; complex channels, fleets and ditches; and semi-improved grassland. A series of disused quarry pits have been transformed to create an extensive series of ponds and lakes at Cliffe Pools. These areas provide a variety of habitat types, which are important feeding and roosting sites for the large populations of bird species that use this site, including those during the spring and autumn migration periods.
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - A082w: Hen harrier <i>Circus cyaneus</i> - A132w: Pied avocet <i>Recurvirostra avosetta</i> - A137c: Ringed plover <i>Charadrius hiaticula</i> - A141w: Grey plover <i>Pluvialis squatarola</i> - A143w: Red knot <i>Calidris canutus</i> - A162w: Common redshank <i>Tringa totanus</i> - A616w: Black-tailed godwit <i>Limosa limosa islandica</i> - A672w: Dunlin <i>Calidris alpina alpina</i> - WATR: Waterbird assemblage

THAMES ESTUARY AND MARSHES SPA

Other interest features (SAC typical species, SPA supporting habitats, etc.)

The supplementary advice indicates that the within-site supporting habitats for the qualifying features are principally: coastal lagoons, coastal reedbeds, freshwater and coastal grazing marsh, intertidal mixed sediments, intertidal sand and muddy sand, *Salicornia* and other annuals colonising mud and sand, *Spartina* swards (*Spartinion maritimae*).

Functional Land

Specific areas of functional land are identified for Black-tailed godwit (Holehaven Creek SSSI).

Condition, Pressures, Threats

The SSSIs units underpinning the SPA and Ramsar are in 'favourable', 'favourable-recovering', 'unfavourable-no change' and 'unfavourable-declining' condition. The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:

- Public access/disturbance (boating and watersports, walking and fishing);
- Air pollution (atmospheric nitrogen deposition).

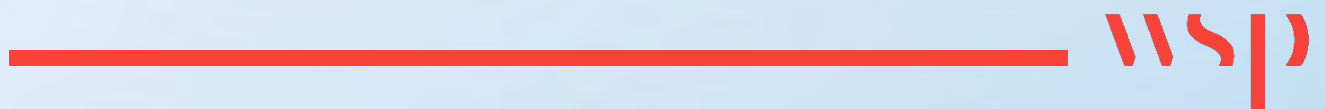
THAMES ESTUARY AND MARSHES RAMSAR

Site Code	UK11069
Standard data form	Available at: https://jncc.gov.uk/jncc-assets/RIS/UK11069.pdf
Conservation Objectives	As per associated SAC / SPA, or underpinning SSSI(s)
Site Improvement Plan	As per associated SAC / SPA, or underpinning SSSI(s)
Supplementary advice	As per associated SAC / SPA, or underpinning SSSI(s)
Associated SSSIs	Mucking Flats and Marshes SSSI, South Thames Estuary and Marshes SSSI
Site Overview	This site is largely coincident with the Thames Estuary and Marshes SPA. The bird interest features of this site (Criteria 5 and 6) are essentially the same as for the Thames Estuary and Marshes SPA (see above). The site meets Criterion 2 principally though the rarer plants and invertebrates that are primarily associated with the supra-tidal and terrestrial habitats (ditches and grazing marshes).
Qualifying Features / Ramsar criteria	<ul style="list-style-type: none"> - Crit. 2 - supports vulnerable, endangered, or critically endangered species or threatened eco. communities - Crit. 5 - regularly supports 20,000 or more waterbirds - Crit. 6 - regularly supports 1% of the individuals in a population of one species/subspecies of waterbirds
Other interest features (SAC typical species, SPA supporting habitats, etc.)	The supplementary advice indicates that the within-site supporting habitats for the qualifying features are principally: coastal lagoons, coastal reedbeds, freshwater and coastal grazing marsh, intertidal mixed sediments, intertidal sand and muddy sand, <i>Salicornia</i> and other annuals colonising mud and sand, <i>Spartina</i> swards (<i>Spartinion maritimae</i>).
Functional Land	Specific areas of functional land are identified for Black-tailed godwit (Holehaven Creek SSSI).
Condition, Pressures, Threats	<p>The SSSIs units underpinning the SPA and Ramsar are in ‘favourable’, ‘favourable-recovering’, ‘unfavourable-no change’ and ‘unfavourable-declining’ condition. The SIP identifies several pressures and threats to site integrity, the following of which may be potentially influenced by the Local Plan:</p> <ul style="list-style-type: none"> ■ Public access/disturbance (boating and watersports, walking and fishing); ■ Air pollution (atmospheric nitrogen deposition).



Appendix B

SUMMARY OF INITIAL SCREENING
OF PRE-SUBMISSION DRAFT
POLICIES



APPENDIX B – SUMMARY OF INITIAL SCREENING OF PRE-SUBMISSION DRAFT POLICIES

Key

	No effect or no LSE – policy will not or cannot affect any European sites and can therefore be screened out (subject to a brief review of the final policy prior to adoption).
	Policies with mitigating/moderating elements that do not have significant effects but which are relied on (at least in part) to ensure that significant or significant adverse effects from specific pathways do not occur; these are examined through AA.
	Policies that have potential pathways for effects that require examination through appropriate assessment; note, this does not imply such policies will have adverse effects or even (potentially) significant effects; rather it is an assessment flag.

Note, policies are listed in the order they appear in the Pre-Submission draft Local Plan.

Policy	Screening Summary	Notes
S1 SPATIAL PRINCIPLES	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S2 ADDRESSING CLIMATE CHANGE AND FLOOD RISK	No LSE*	Protective policy; no pathway for effects but contains mitigating elements that are examined through AA.
S14 HEALTH AND WELLBEING	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S15 CREATING SUCCESSFUL PLACES	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S3 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT	No LSE	Protective policy; no pathway for effects.
S4 CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT	No LSE*	Protective policy; no pathway for effects but contains mitigating elements that are examined through AA.
S5 PROTECTING AND ENHANCING COMMUNITY ASSETS	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.

Policy	Screening Summary	Notes
S6 HOUSING AND EMPLOYMENT REQUIREMENTS	Uncertain (i/c)	This policy underpins the growth intentions for the CCC area and therefore is linked to the consideration of possible in combination effects due to recreational pressure.
S7 THE SPATIAL STRATEGY	Uncertain (i/c)	This policy underpins the spatial distribution of growth; the principal aspect of potential conflict is the inclusion of South Woodham Ferrers in the top tier hierarchy, although this is arguably reasonable given that it is the main settlement area outside Chelmsford. This aspect is explored further.
S8 DELIVERING ECONOMIC GROWTH	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S16 CONNECTIVITY AND TRAVEL	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S9 INFRASTRUCTURE REQUIREMENTS	No LSE*	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development but contains mitigating elements that are examined through AA.
S10 SECURING INFRASTRUCTURE AND IMPACT MITIGATION	No LSE*	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development but contains mitigating elements that are examined through AA.
S11 THE ROLE OF THE COUNTRYSIDE	No LSE	Protective policy; no pathway for effects.
S12 ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S17 FUTURE OF CHELMSFORD CITY CENTRE	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
S13 MONITORING AND REVIEW	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
DM1 SIZE AND TYPE OF HOUSING	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM2 AFFORDABLE HOUSING AND EXCEPTION SITES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)

Policy	Screening Summary	Notes
DM3 GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM4 EMPLOYMENT AREAS AND RURAL EMPLOYMENT AREAS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM5 DESIGNATED CENTRES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM6 NEW DEVELOPMENT IN THE GREEN BELT	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM7 NEW BUILDINGS AND STRUCTURES IN THE GREEN WEDGE	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM8 NEW BUILDINGS AND STRUCTURES IN THE RURAL AREA	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM9 INFILLING IN THE GREEN BELT, GREEN WEDGE AND RURAL AREA	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM10 CHANGE OF USE (LAND AND BUILDINGS) AND ENGINEERING OPERATIONS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM11 EXTENSIONS TO EXISTING BUILDINGS WITHIN THE GREEN BELT, GREEN WEDGE AND RURAL AREA	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM12 RURAL AND AGRICULTURAL/FORESTRY WORKERS' DWELLINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM13 DESIGNATED HERITAGE ASSETS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM14 NON-DESIGNATED HERITAGE ASSETS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)

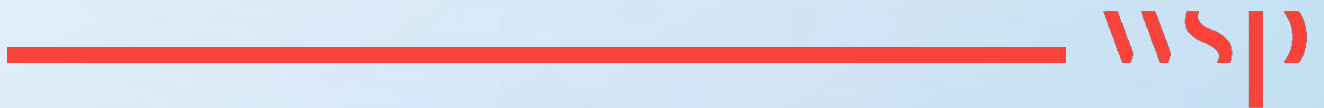
Policy	Screening Summary	Notes
DM15 ARCHAEOLOGY	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM16 PROTECTION AND PROMOTION OF ECOLOGY, NATURE AND BIODIVERSITY	No LSE*	Protective policy; no pathway for effects but contains mitigating elements that are examined through AA.
DM17 TREES, WOODLAND AND LANDSCAPE FEATURES	No LSE	Protective policy; no pathway for effects.
DM18 FLOODING/SUDS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM19 RENEWABLE AND LOW CARBON ENERGY	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM20 DELIVERING COMMUNITY FACILITIES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM21 PROTECTING COMMUNITY FACILITIES	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM22 EDUCATION ESTABLISHMENTS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM23 HIGH QUALITY AND INCLUSIVE DESIGN	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM24 DESIGN AND PLACE SHAPING PRINCIPLES IN MAJOR DEVELOPMENTS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM25 SUSTAINABLE BUILDINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM31 NET ZERO CARBON DEVELOPMENT (IN OPERATION)	No LSE	General statement of policy / General design / guidance criteria or policies that cannot lead to or trigger development.
DM26 DESIGN SPECIFICATION FOR DWELLINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)



Policy	Screening Summary	Notes
DM27 PARKING STANDARDS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM28 TALL BUILDINGS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM29 PROTECTING LIVING AND WORKING ENVIRONMENTS	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)
DM30 CONTAMINATION AND POLLUTION	No LSE	General design / guidance criteria for allocation plot; low risk of 'in combination' effects (regional visitor pressure issues)

Appendix C

REVIEW OF PLANS AND
PROGRAMMES





APPENDIX C – REVIEW OF PLANS AND PROGRAMMES



Table C-1 - Plans and programmes considered for potential 'in combination' effects with the Draft Pre-Submission Local Plan

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Essex and Suffolk Water (2024) Emerging Water Resources Management Plan	The Essex and Suffolk Water WRMP demonstrates how in the medium to long new resources intend to be developed, leakage tackled and sensible water use promoted through metering and water efficiency campaigns. The long term strategy is to increase the robustness of the water resources network to climate change and reduce unsustainable abstractions.	No adverse effect.	No	ESW's WRMP for the next 25 years explicitly accounts for any reductions in abstraction that are required to safeguard European sites (see Section 3) and for the growth predicted by the Local Plan and other LPA local plans in its forecasting. Therefore, the future water resource requirements of Chelmsford are factored into the abstraction regime, such that they will not affect European sites (i.e. the growth provided for by the Local Plan is in line with predictions and will not increase water resources pressure on any European sites, alone or in combination).

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Environment Agency (2015) River Basin Management Plan Anglian River Basin District	<p>The River Basin Management Plan contains the following objectives/targets for the Anglian River Basin District:</p> <p>By 2015, 16 per cent of surface waters (rivers, lakes, estuaries and coastal waters) in this river basin district are going to improve for at least one biological, chemical or physical element, measured as part of an assessment of good status according to the Water Framework Directive. This includes an improvement of 1,700 km of the river network in relation to fish, phosphate, specific pollutants and other elements.</p> <p>By 2015 19 per cent of surface waters will be at good ecological status/potential and 45 per cent of groundwater bodies will be at good status. In combination 20 per cent of all water bodies will be at good status by 2015.</p>	No significant effect	No	The plans will be complementary and the policies within both plans do not create a scenario where there is insufficient flexibility at the project stage to allow significant effects to be avoided.
Environment Agency (2010) Essex and South Suffolk Shoreline Management Plan 2	<p>Shoreline Management Plan provides a large-scale assessment of the risks associated with coastal evolution and presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner. With regard to Chelmsford, the principal proposals are for a 'hold the line' approach around south Woodham Ferrers.</p>	No adverse effect on sites also exposed to effects of Local Plan.	No	None of the sites exposed to potentially significant changes as a result of the SMP will be directly affected by the Local Plan proposals / allocations so in combination risks are limited.



Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Essex Waste Local Plan (2017)		No adverse effect	No	The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.
Joint Municipal Waste Management Strategy for Essex (2007-2032) (2008)	This Strategy sets out Essex’s approach to dealing with municipal waste up to 2032. It sets out a waste hierarchy which follows reduce, re-use, recycle, recover and dispose.	No significant effect	No	The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.
Essex Minerals Local Plan (2014)	The Local Plan will need to consider the ‘preferred sites’ identified within the Minerals Plan and the associated implications as part of the Plan preparation. The SA Framework should include objectives/guide questions which ensure the vision/objectives of the Minerals Plan are included and in physical terms the locations of the ‘preferred sites’ are taken into account as part of the assessment process.	No significant effect	No	The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.
Essex Local Flood Risk Management Strategy (2018)	This document establishes several ‘measures’ that underpin and govern how flooding will be managed and considered within the region, to improve the flood resilience of the Essex region.	No adverse effects	No	The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of adverse effects The Local Plan contains appropriate controls to direct new development away from areas at risk of flooding and seek to reduce the risk of flooding overall.

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
<p>Essex Transport Strategy; The Local Transport Plan for Essex (2011)</p>	<p>This is the third Local Transport Plan and has been produced to respond to the needs of the communities in Essex.</p> <p>The vision of the Plan is “for a transport strategy that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex”.</p>	<p>No significant effect</p>	<p>No</p>	<p>The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.</p>
<p>Essex Transport Strategy; The Local Transport Plan for Essex (emerging)</p>	<p>ECC has commenced the development of a new fourth Local Transport Plan, LTP4, that will replace the current Essex Transport Strategy. This new LTP will be evidence-led and focussed upon the delivery of our wider outcomes, addressing both the important role transport plays in enabling the movement of people and goods and the impacts that transport has on the places where people live and our environment. LTP4 will be focussed on understanding the travel needs of people and businesses in Essex to raise awareness of the travel options people have and to enable more sustainable choices and journeys to be made.</p> <p>Essex County Council will develop LTP4 with its partners during 2024 and will consult widely before formally adopting LTP4 later in 2025.</p>	<p>Not available</p>	<p>No</p>	<p>The Local Plan is complementary and the policies within both plans do not create a scenario where specific developments cannot be delivered due to the risk of significant effects.</p>



Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
North Essex Catchment Flood Management Plan (2009)	<p>The aim of the CFMP is to “understand the scale and extent of flooding now and in the future, and set policies for managing flood risk within the catchment”.</p> <p>The CFMP “should be used to inform planning and decision-making by key stakeholders” such as the Environment Agency, regional/local authorities, internal drainage boards, transportation planners, land owners/managers, the public and local businesses.</p> <p>The CFMP identifies the following objectives:</p> <ul style="list-style-type: none">■ Where possible, flood risk should be managed by storing water on the floodplain upstream of Chelmsford.■ Redevelopment of floodplain areas is an opportunity to increase their flood resilience.■ Flood awareness plans will be used to manage the consequences of flooding.	No adverse effect on sites also exposed to effects of Local Plan.	No	None of the sites exposed to potentially significant effects as a result of the Local Plan will be significantly affected by the CFMP so in combination risks are limited.



Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Basildon District Local Plan Saved Policies 2007	<p>The Development Plan in the Basildon Borough consists of the Basildon District Local Plan Saved Policies 2007</p> <p>Approved by the Secretary of State via a Direction issued on 20 September 2007. Originally they were part of the Basildon District Local Plan, adopted in March 1998 with Alterations in September 1999. The Saved Policies represent the local planning policies currently applied by the Council to inform the determination of planning applications in the Borough and enforce planning control.</p> <p>The Saved Policies were reviewed against the most recent National Planning Policy Framework (NPPF) published in December 2023 to assess the level of compliance each policy has with the NPPF.</p>	No stated	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Basildon Emerging Local Plan	Being consulted on	n/a	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Braintree District Council Site Allocations and Development Management Plan (2014)	<p>The pre submission site allocations plan shows the location of smaller non-strategic site allocations needed to meet the Council's Core Strategy required level of housing development up to 2026.</p> <p>The ADMP has reviewed existing employment sites in accordance with the NPPF requirements and identifies which employment sites in current or recent use, should be protected for employment uses, and which should instead be allocated for housing, retail or other purposes.</p>	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Braintree District Council (2021) Local Plan 2013-2033 Sections 1 & 2	<p>The following housing requirements per annum have been established by this plan:</p> <ul style="list-style-type: none"> ■ Braintree: 716 ■ Colchester: 920 ■ Tending: 550 <p>The total minimum housing requirements for the plan period 2013-2033:</p> <ul style="list-style-type: none"> ■ Braintree: 14,320 ■ Colchester: 18,400 ■ Tending: 11,000 ■ Total over the three areas: 43,720 	No adverse effect.	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .



Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Brentwood Local Plan 2016-2033	The Brentwood Local Plan 2016-2033 was adopted on 23 March 2022. The Plan identifies locations to deliver local housing needs and supporting infrastructure, such as employment, retail, leisure, community and transport. It allocates land for appropriate development, sets out planning policies and an overall strategy to guide decisions on the location, pattern, scale, and quality of development.	No adverse effects	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Maldon District Council Local Development Plan 2014-2019 (2014)	<p>The LDP covers the whole of the Maldon District Council authority area. This equates to an area of 36,000 hectares which includes 70 miles of coastline.</p> <p>The settlements of Maldon, Heybridge and Burnham-on-Crouch are important drivers to the local economy. They collectively contribute approximately 18,000 jobs, which amounts to approximately two-thirds of all jobs in the District. Historically, Maldon's economy was based on agricultural production, coastal trade and manufacturing. However, in recent decades there has been a shift towards a mixed economy with an increased service sector.</p>	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .

Plan	Summary	Plan HRA conclusions*	Potential for i/c effects?	Notes / Assessment
Rochford District Council Core Strategy (2011)	The District of Rochford is situated within a peninsula between the Rivers Thames and Crouch, and is bounded to the east by the North Sea. The District has land boundaries with Basildon and Castle Point District and Southend-on-Sea Borough Councils. It also has marine boundaries with Maldon and Chelmsford Districts. The District has linkages to the M25 via the A127 and has a direct rail link to London.	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Rochford District Council Allocations Plan (2014)	The Core Strategy is the overarching planning policy document of the LDF, which sets out the main issues for the future and the policies which will shape the future development of the District. The Allocations Document sits below the Core Strategy in the LDF.	No significant effect	No	Potential 'quantum of development' effects through recreational pressure and air quality impacts associated with traffic movements on some sites; see Section 5 .
Tendring Colchester Borders Garden Community	Potential garden communities (large-scale new developments) in Colchester and Tendring. No allocations etc likely to interact with the Local Plan except through broader 'quantum of development' effects through recreational pressure on some sites, notably the Blackwater estuary.	TBC	No	Potential 'quantum of development' effects through recreational pressure; see Section 5 .
Uttlesford Local Plan 2021-2041	The Local Plan 2021-2041 has been submitted to the Secretary of State for Independent Examination on 18 December 2024.	No adverse effect	No	Potential 'quantum of development' effects through recreational pressure; see Section 5 .



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