

Chelmsford Local Plan

Issues and Options
Consultation
Document

August 2022

Our Planning Strategy 2022 to 2041

Chelmsford
Local Plan 





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Foreword

Guiding Chelmsford's growth to be a greener, fairer, more-connected community

The City Council is reviewing its Local Plan to ensure it meets key objectives: acting on the climate emergency, the housing affordability crisis and strengthening community ties.

When carrying out this review, the Government says we must also review whether we have the right targets for creating new homes and jobs and they require us to do this every five years. As we adopted the Local Plan in May 2020, we have to start a review now, so there is enough time to consult and involve the public properly before five years is up in May 2025.

The plan period will be extended to 2041 to ensure we are planning for our community's needs into the future. We are not proposing to fundamentally change the general approach in the adopted Local Plan, rather, we want to improve it to address some of our major challenges.

Climate action

As Chelmsford continues to develop, it is vital that we take this time to tackle climate change and reduce our impact on the planet. The City Council declared a climate and ecological emergency in 2019 and is working to end its own carbon emissions by 2030, and provide leadership for us all to do the same as soon as possible. The Local Plan will focus on integrating measures to enable this to happen, such as sustainable design policies, embedding on-site renewable energy measures into new developments, encouraging walking and cycling and protecting and expanding natural habitats and biodiversity.

Affordable homes and pride in Chelmsford's places

We also have an ambition to tackle the challenges that face our economy, society and environment - to deliver a plan that meets the needs of the community in terms of housing, employment and infrastructure. The Council places high importance on delivering much-needed affordable housing, the creation of places which are easily accessible, promoting walking, cycling and public transport, and providing jobs for local residents. The review of the adopted Local Plan provides us with an opportunity to consider how the use and development of land and buildings in Chelmsford can deliver these aspirations.

More-connected community

In parallel, the Local Plan also provides us with the opportunity to ensure we are providing for our communities, building stronger neighbourhoods that are connected, have a sense of pride and deliver local facilities and services to support them. We will work to support and improve residents' health and wellbeing and create a network of great places and spaces which promote social cohesion and encourage healthy lifestyles.



Listening to your views

This document is the start of the conversation towards the review of the Local Plan. We are actively encouraging residents, businesses, developers and others to get involved. Help us guide Chelmsford's growth to be a greener, fairer, more-connected community.



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Executive Summary

The Government requires all councils to review their Local Plan every five years. This will ensure that it remains up to date and continues to meet the changing needs of our current and future residents.

As we adopted the Local Plan in May 2020, we must review it by May 2025 and that needs to start now, in order to ensure we properly involve the community. The Plan currently covers the period 2013-2036 and sets out a positive vision for the area. It identifies where and how new development should take place in the future as well as areas and land uses that will be protected. The adopted Local Plan is helping to deliver new homes, jobs, facilities and infrastructure in sustainable locations across Chelmsford.

This consultation is the first stage towards updating the adopted Local Plan and provides a starting point for engagement with our communities. The main purpose of the document is to ensure that we cover the right issues and that all suitable options for accommodating change are considered. The main areas we are consulting on are:

- Updated draft Strategic Priorities
- New draft Vision
- The approach to calculating future development requirements, including homes and jobs
- Spatial Strategy Approaches for accommodating additional future growth to 2041
- The approach to reviewing our planning policies.

We think that many parts of the adopted Local Plan and its policies are still up to date and generally performing well, so may require no or only partial changes. Other parts, however, will need updating alongside additional new policies that are required to reflect the latest national planning policy requirements, the Council's new ambitions and aspirations and to meet new development growth to 2041.

The consultation document sets out five approaches for accommodating the additional development growth needed. These take varying forms. It is likely that the eventual preferred approach might not be one of the five listed, but a combination of the most sustainable and deliverable elements.

Consultation on this document is the start of the conversation towards the review of the Local Plan. We are inviting residents, businesses, developers and other interested parties to share their views and get involved with helping to shape the review of the adopted Local Plan. This is just the very first stage and there will be further consultation and engagement on the later stages of the review of the adopted Local Plan. Consultation on the Issues and Options document runs for an extended period of eight weeks from **11 August to 6 October 2022**.

You can respond:

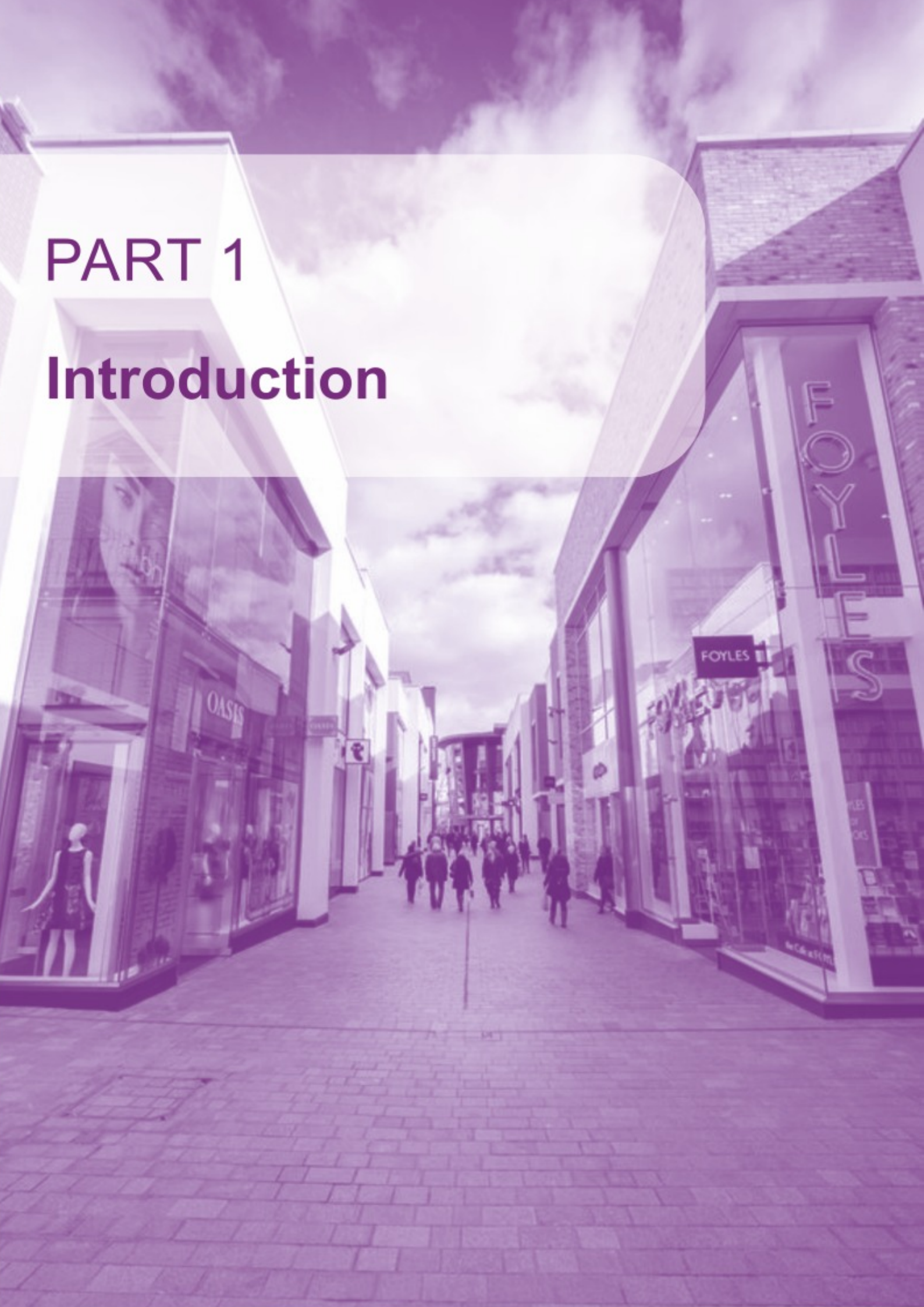
- Via our consultation portal at www.chelmsford.gov.uk/planningpolicyconsult



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

PART 1

Introduction





What is the Chelmsford Local Plan?

1.1 The Government requires all councils to produce a local plan to guide development in their area. The Chelmsford Local Plan was adopted in May 2020 and covers the period 2013 to 2036. It is a long-term plan which sets out the Council's vision, strategy, policies and proposals to shape future development.

1.2 It includes what kind of development can go where to ensure the right number and types of homes and space for businesses, alongside community facilities and supporting infrastructure needed to support the growing population. It also contains policies to safeguard our environment, ensure new development is well designed and adapts to climate change. The Local Plan covers the whole of the City Council's area and provides the policies to make decisions on planning applications.

About Chelmsford

1.3 To inform our plan for the future, we must have a good understanding of the characteristics of Chelmsford today, and the issues and opportunities that these present. These are set out in the evidence and background papers supporting this consultation document and summarised below. More detailed information is set out within the Local Plan Issues and Options Integrated Impact Assessment.



Population




Chelmsford was the first town granted **City status** in Essex

The population of Chelmsford has increased by 7.8% from around 168,300 in 2011 to **181,500 in 2021**


Chelmsford is at the **heart of Essex**, being centrally located within the County and adjoined by seven neighbouring local authorities

Transport


Good connections to London Stansted and Southend airports




The Great Eastern Main Line provides connection to London Liverpool Street and the East of England




Chelmsford North-East Bypass and new rail station approved




Two Park and Ride facilities (Chelmer Valley and Sandon P&R)




A bus-based rapid transit (ChART) connecting the new neighbourhood in North Chelmsford with the City Centre and rail station.




Principal roads (A12, A131, A130, A132 and A414) connect Chelmsford to the rest of the strategic road network.



Over 60 miles of cycling network in Chelmsford

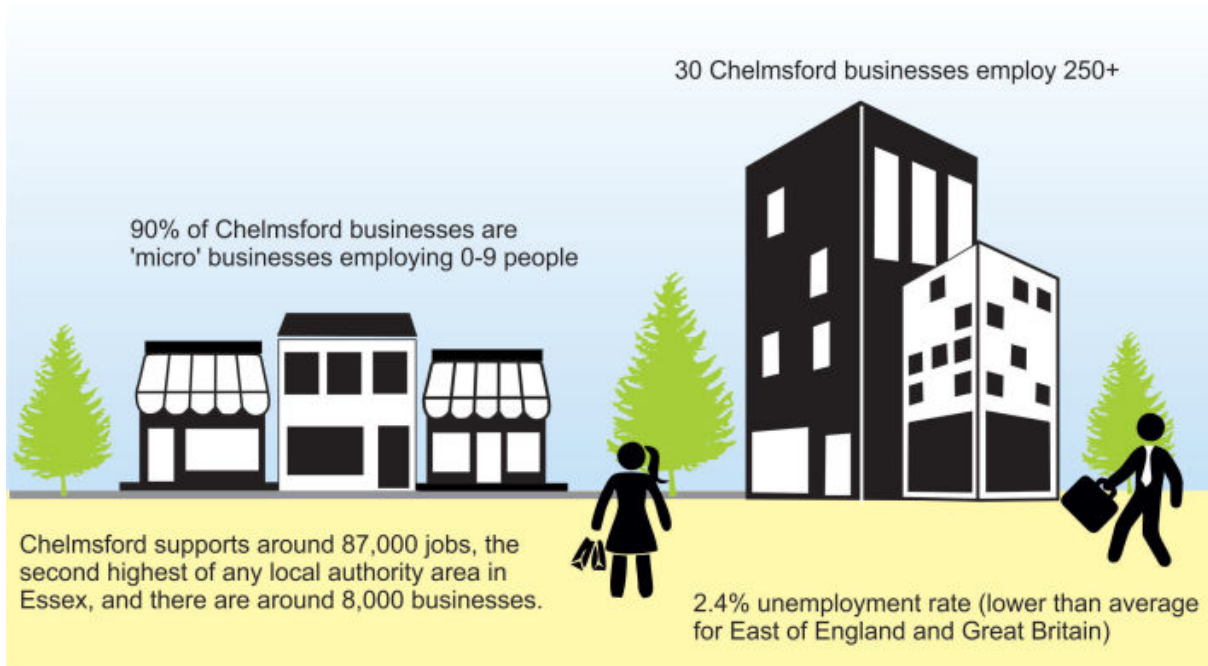


Around 400,000 trips in e-scooter pilot

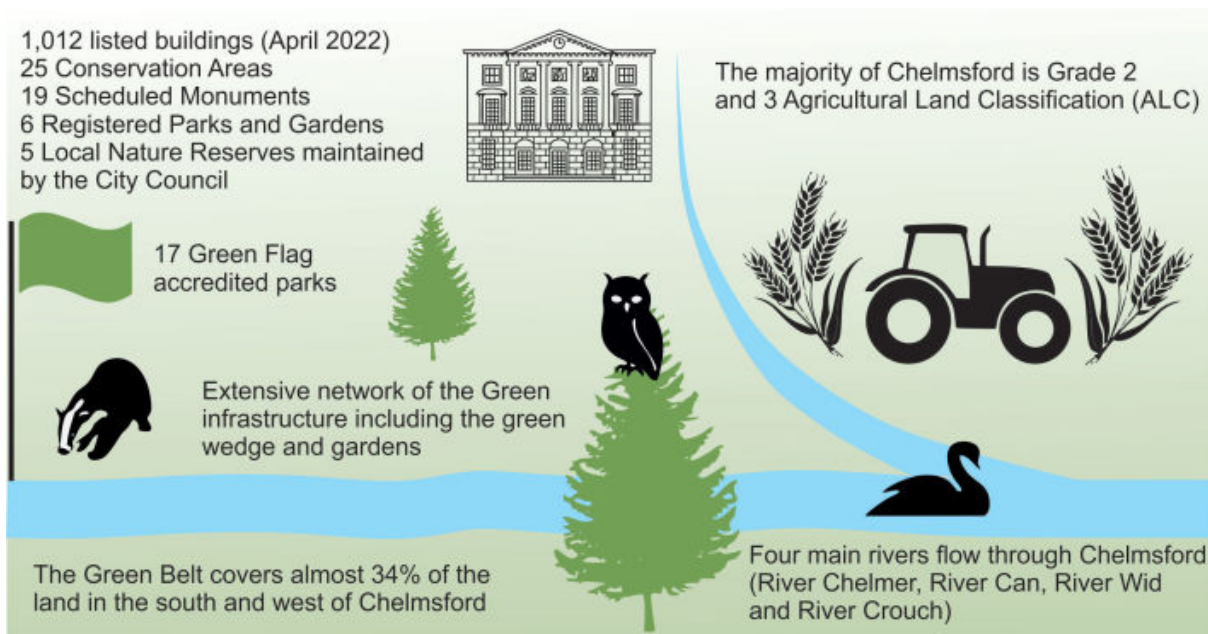




Jobs and Business



Environment





Health and Social Wellbeing

Chelmsford is ranked in the top 20% least deprived local authorities nationally.

Pockets of deprivation across Chelmsford including within the wards of Marconi, Patching Hall and St Andrews.

Life expectancy is 6.2 years lower for men and 4.3 years lower for women in the most deprived areas of Chelmsford than in the least deprived areas.

Two universities: Anglia Ruskin University and Writtle University College

Many schools and further education establishments such as Chelmsford College

Over 44,000 (41%) of the Chelmsford population are qualified to NVQ4 level (degree and above)

What has new development brought to Chelmsford?

1.4 The Local Plan affects the way we live, work and enjoy Chelmsford in the next 20 years and beyond. The priorities of the adopted Local Plan, delivery of allocated sites and developer contributions are in combination bringing new development, improvements and infrastructure to Chelmsford.

What has new development brought to Chelmsford?

Access road and bridge into Chelmer Waterside

New cycleway infrastructure, a rail station and Chelmsford North East Bypass

Housing including affordable housing and specialist residential accommodation

Jobs and employment floorspace

Community facilities (schools, childcare nurseries, shops and open space)

Financial contributions through Community Infrastructure Levy (CIL), and S106 legal agreements



Why are we reviewing the adopted Chelmsford Local Plan?

1.5 The Government requires all councils to review their local plans every five years from adoption, and then update them where necessary. Our adopted Local Plan commits to starting a review in 2022 to ensure that it remains up to date and continues to meet changing needs.

1.6 The Government is clear that housing growth is fundamental to revitalising the economy and the thrust of national planning guidance (the National Planning Policy Framework, or NPPF) is to "boost significantly the supply of housing". The need for housing is not just a national issue, but a local one too. Without an up-to-date Local Plan, the Council could have very little influence over the location of new development and the provision of infrastructure. Sites could be promoted for development in locations that the Council and its communities want to protect, and which are not considered sustainable. Not having an up-to-date Local Plan would create uncertainty and make it harder to secure appropriate sites for new infrastructure such as schools and health facilities.

What is the scope of the review?

1.7 Many parts of the adopted Local Plan and its policies are up to date, generally performing well and are consistent with latest national planning policy and local changes. This is demonstrated by monitoring and initial assessments of the entire adopted Local Plan through Planning Advisory Service (PAS) toolkits and the Authority Monitoring Report (AMR). As such, many elements and policies may be carried forward with no or partial changes.

1.8 Other parts of the adopted Local Plan including its policies will need updating because of local and national policy changes, new evidence base studies or to make them more effective. The Council also needs to look ahead beyond 2036 and include new site allocations for different land uses, such as housing and employment, to meet growing needs over the period to 2041.

1.9 The review will also consider whether there is a need to strengthen policies or include additional policies to help meet the Council's new ambitions and aspirations, such as addressing the climate and ecological emergency and increasing the supply of affordable housing.

1.10 However, the Government continues to stress the need for shorter more concise plans. Unnecessary inclusion of additional policies can lead to plans becoming out of date more quickly.

1.11 The review of the adopted Local Plan will cover the whole of the City Council's area and once adopted, it will replace the current Plan adopted in 2020.

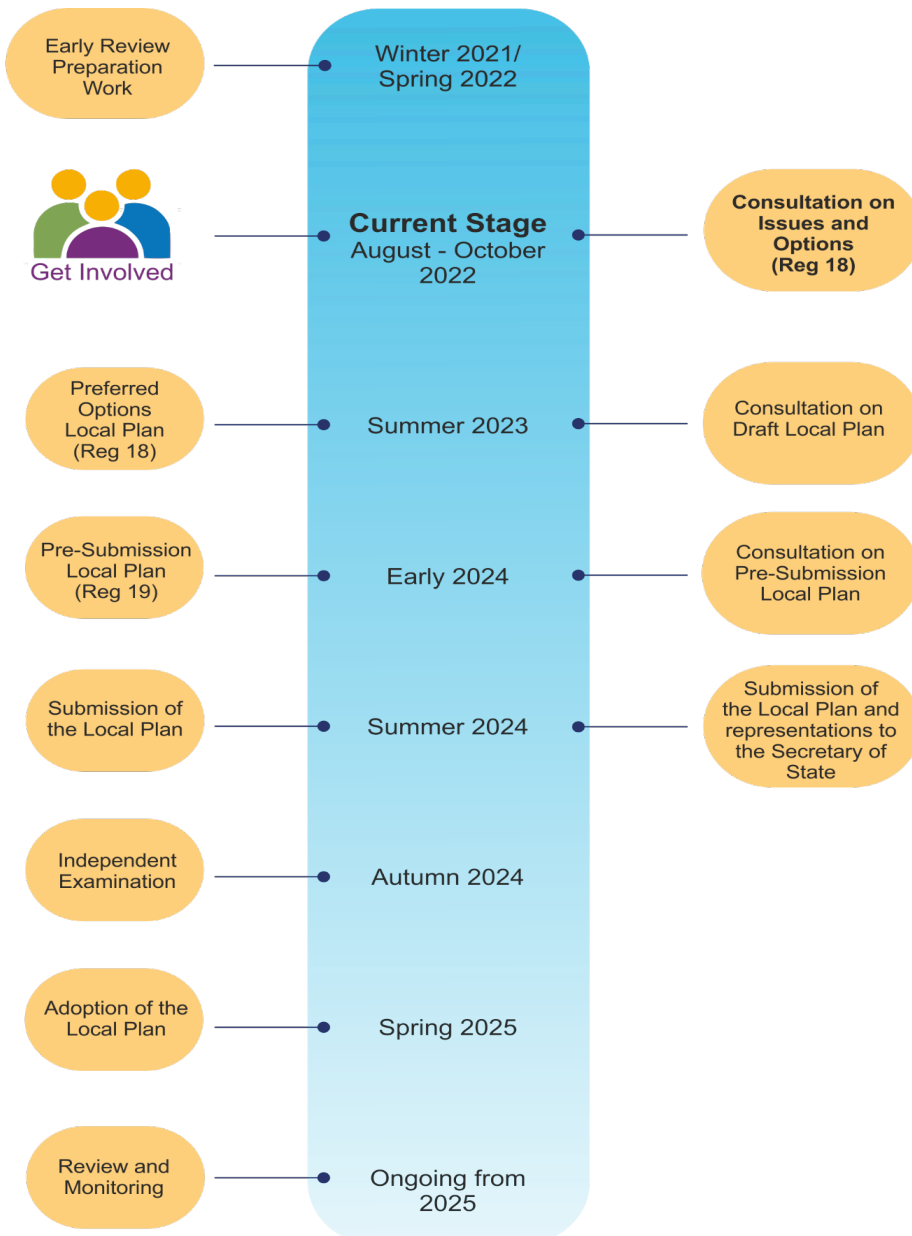


What is the timetable for the Local Plan review?

1.12 The production of the review of the adopted Local Plan is expected to take around three years. It will involve a number of stages including three rounds of public consultation on draft versions of the plan prior to its submission for examination by an independent planning inspector.

1.13 The Council has reviewed its published timetable for updating the Local Plan, which has been delayed by unforeseen local council by-elections in May 2022. The updated timetable is outlined below.

Figure 1 Timetable for the Review of the adopted Local Plan





What is the scope of the Issues and Options document?

1.14 The development of issues and options is the first stage in the review process and the first opportunity for residents, businesses, developers and other interested parties to get involved. The main purpose of the document is to ensure that the review of the adopted Local Plan will cover the right issues and that all suitable options for accommodating change are considered. The main areas we are consulting on are:

- Updated draft Strategic Priorities
- New draft Vision
- Our approach to calculating future development requirements, including homes and jobs
- Spatial Strategy Approaches for accommodating additional future growth
- Our approach to reviewing planning policies.

1.15 As we are at an early stage, the consultation document does not present updated policy wording or new site allocations for housing or other uses. This will follow further work, feedback from this consultation and evidence gathering, and be presented in the next stage which is where we look at preferred options. Throughout the document we ask questions to help capture your views. You can respond to any or all of the questions, as well as any other planning policy issues you feel are important.

1.16 Additional background to this consultation document is set out in Topic Papers, which are available on the Council's website.

How can I have my say?

1.17 Our engagement on this document is the start of the conversation towards the review of the adopted Local Plan. This is your opportunity to feed into the review process at an early stage and help to shape the plan and the future of your area.

The Issues and Options consultation is open for an extended period of eight weeks from **11 August to 6 October 2022**.

Our preferred means of receiving comments is through our consultation portal at www.chelmsford.gov.uk/planningpolicyconsult. This ensures that your comments are recorded accurately and are processed quickly. This system also allows you to download the consultation documents and sign up for alerts to future consultation events.

Alternatively, you can submit your comments by:

- Email to planning.policy@chelmsford.gov.uk
- Post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE.



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

1.18 Alongside the Issues and Options consultation, we are consulting on an Integrated Impact Assessment (IIA). This assesses the sustainability, health and equality performance of the review of the adopted Local Plan, and you can read and comment on it using the details above.

1.19 There will also be opportunities to meet with planning staff face-to-face at a public drop-in exhibition or to attend a webinar during the consultation period. Please visit our website for details at www.chelmsford.gov.uk/lp-review

1.20 To find out more about how to use the consultation portal, please read our user guide: www.chelmsford.gov.uk/lp-portal-guide

1.21 If you are experiencing problems, you can [contact us](http://www.chelmsford.gov.uk/contact-us) (<https://forms.chelmsford.gov.uk/contactus-planning/>) or call our helpline on 01245 606330.

What happens next?

1.22 Comments received to this consultation will be published on the Council's consultation portal in accordance with the Data Protection Act. The comments, together with evidence base studies, will inform the preparation of the next stage of the review of the adopted Local Plan. There will be further consultation and engagement on the later stages.

1.23 A feedback report summarising the main issues raised in the consultation responses will be published on our website.



PART 2

Context



Context

What has changed since the Local Plan was adopted?

2.1 The Local Plan was adopted on 27 May 2020 following Examination by an Independent Inspector. Since that time there have been a number of changes which need to be considered when reviewing the Local Plan. The key changes are set out below:

National Changes

2.2 National Planning Policy Framework (NPPF) – The adopted Local Plan was examined against the 2012 NPPF which was current at the time it was submitted for Examination. Much of the adopted Local Plan meets the current 2021 NPPF requirements, including in relation to the Green Belt, plan content, communications and historic environment. However, some aspects of the 2021 NPPF are not fully reflected including in respect of updated housing need, town centre uses, biodiversity and design requirements.

2.3 The role of the Local Plan is to reflect the NPPF and set policies to bring forward sustainable development in the local context. The Local Plan will be revised to ensure that it is fully compliant with the latest NPPF.

2.4 The Levelling Up and Regeneration Bill currently being considered by Parliament proposes changes to the National Planning Policy Framework (NPPF), which will be subject to consultation later in 2022.

2.5 The Bill introduces some major changes to the suite of documents that make up development plan documents and adds a new layer of national planning policy in the form of the National Development Management Policies (NDMP).

2.6 Introduction of the standard method for assessing local housing need – The Government has introduced a national standard method for assessing local housing need to help deliver a target of 300,000 new homes per year across England. The standard method uses a formula to identify the minimum number of homes expected to be planned for, using



projected household growth and historic under-supply. It identifies a minimum annual housing need figure, but not a housing requirement figure for the Local Plan, which we will determine through a Strategic Housing Need Assessment.

2.7 Then the Council will also need to consider addressing the identified housing needs of specific groups in our area. This includes whether a higher level of need than identified by the Government's standard method ought to be considered, whether the overall housing need can be translated into a housing requirement figure for the plan period, and the anticipated deliverability of different forms of provision, having regard to viability. This need may be higher than the housing need figure calculated using the national standard method. This is because the needs of particular groups will often be calculated from the whole population of an area rather than the projected new households used for the standard method.

2.8 Environment Act –The 2021 Environment Act sets out the Government's expectations for environmental improvement through a legal framework of governance and regulation, including key targets for Biodiversity Net Gain and the introduction of Nature Recovery Networks. This will introduce new regulations during 2022/3 so new requirements need to be reflected in plan policies. The Government has committed to reducing greenhouse gas emissions by 78% by 2035 (from 1990 levels) and achieving net zero by 2050, as recommended by the Climate Change Committee.

2.9 First Homes - First Homes are a specific kind of discounted market sale housing, introduced in 2021, which national planning policy states should account for a minimum 25% of affordable housing secured through planning obligations.

2.10 Future Homes Standard - This is a set of standards that will be enshrined in Building Regulations to ensure new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations. Existing homes and certain home improvements will also be subject to higher standards.

2.11 Use Class Order – The use of buildings and land is classified into different categories or 'use classes'. Which category uses fall within depends on whether a change of use planning application is required, or whether that use can take place without it. The Use Class Order was significantly amended in 2020 and the Local Plan policies will need to be updated to reflect these.

2.12 10% small sites – Paragraph 69 of the NPPF requires the Plan to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, unless it can be demonstrated that there are strong reasons why this cannot be achieved. The adopted Local Plan did not need to meet this requirement as it was adopted before the latest NPPF was published. This will be addressed in the review unless there is strong evidence to justify why this cannot be achieved.

2.13 National Design Guide/Codes – Since the adoption of the Local Plan, the National Design Guide and National Model Design Code have been published. The NPPF requires Local Plans to provide maximum clarity about design expectations through the preparation



of design codes or guides consistent with the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design codes and guides can either form part of a plan or be supplementary planning documents.

2.14 Provision for this is set out in the adopted Local Plan through Site Allocations and supported by the Masterplan process. The Making Places Supplementary Planning Document further supports this. However, the review of the Local Plan needs to consider if some aspects of these should be added to policy within the Plan and ensure appropriate reference is made to National Design Code and National Model Design Code.

Development Plan Changes

2.15 South East Inshore Marine Plan – This was published in 2021, and it will need to be considered to ensure the Local Plan is consistent with its requirements.

2.16 Essex Minerals Local Plan (MLP) - This is currently in the process of being reviewed. An informal public engagement exercise took place in March 2022 regarding a revised approach to ensure a sufficient supply of sand and gravel has been planned for up to 2029. A Call for Sites was undertaken in 2022 and sites are currently being assessed for potential allocation in the review of the MLP. A further consultation will be undertaken in 2022/23 regarding Preferred Site Allocations.

Local Changes

2.17 Updated corporate plans/strategies - There is a need to update the Plan in respect of current Council objectives and how policies can better reflect these including the following documents:

2.18 [Our Chelmsford, Our Plan](#) (October 2019) - sets out corporate priorities for Chelmsford City Council and sets out the ambitions and priority actions to be taken by the City Council to make Chelmsford a fairer, greener, safer, more-connected place to live, work and visit.

2.19 [Health and Wellbeing Plan](#) (November 2019) - sets out how key Council functions influence health and wellbeing and sets a direction for the Council and partners to address an agreed set of health and wellbeing priorities to lead and improve health and wellbeing for all.

2.20 [Public Open Spaces Policy](#) (January 2022) - sets out the approach for the acquisition of land for public open space purposes, the adoption of land as public open space, arrangements for the transfer of public open space and the limited circumstances and conditions that may allow the disposal of public open space.

2.21 [Climate and Ecological Emergency Action Plan](#) (January 2020) - an action plan to respond to the Climate and Ecological Emergency that was declared by the Council in July 2019.



- 2.22** [Livewell Development Accreditation Scheme](#) (July 2020) – The scheme encourages developers to promote the physical and mental health of residents when designing and building new developments.
- 2.23** [10 Year Tree Planting Campaign](#) (2019) - aims to increase the tree cover to at least 20%. 175,000 trees will be planted over a 10-year period.
- 2.24** Chelmsford [Housing Strategy](#) 2022 - 2027 (March 2022) - seeks to create an additional supply of affordable homes to help meet local need, to respond to the Housing Crisis that was declared by the Council in February 2022.
- 2.25** Chelmsford City Council [Homelessness and Rough Sleeping Strategy 2020-2024](#) (January 2020) - sets out recommendations and an action plan of how the Council intends to tackle homelessness.
- 2.26** Local Nature Recovery Plan (emerging) – will replace the Chelmsford Biodiversity Action Plan and covers an area greater than individual districts. It will seek to enhance habitats and improve the landscape's resilience to climate change, while enabling people to enjoy the natural environment.
- 2.27** A Plan for improving the Rivers and Waterways in and around Chelmsford (emerging) – sets out opportunities to improve the appearance, attractiveness, and recreational use of these assets and to promote schemes and activities that enhance their habitat, ecological and biodiversity value.
- 2.28** Cultural Strategy for Chelmsford (emerging) to improve and add capacity to the cultural offer of our area.
- 2.29** **Neighbourhood Development Plans** - The following Neighbourhood Development Plans have also been 'made' (adopted) since the adoption of the Local Plan so need to be fully considered as part of its review:
- [South Woodham Ferrers](#) (December 2021)
 - [Writtle](#) (December 2021)
- 2.30** **Supplementary Planning Documents (SPDs)** – The following SPDs have been approved since the adoption of the Local Plan:
- 2.31** [Making Places SPD](#) and its [Self-Build and Custom Design Code Template](#) (January 2021) – guidance for design and location of new developments to ensure they are as sustainable as possible.
- 2.32** [Planning Obligations SPD](#) (January 2021) – sets out the Council's approach to seeking planning obligations needed to make sure development is acceptable in planning terms.



2.33 [Solar Farm Development SPD](#) (November 2021) – guidance for planning proposals, necessary assessments and standards for solar farm development proposals.

2.34 [Essex Coast RAMS Strategy and SPD](#) (May 2020) – a long-term strategic approach to avoid and mitigate the impact of housing development on coastal bird disturbance from recreational activity.

2.35 **Planning Advice Notes** – the following advice notes have also been prepared as technical advice to support various policy implementation:

2.36 [Housing Additionality Advice Note](#) (January 2022) - advice note providing guidance on two circumstances where the Council will seek to address the under-supply of larger affordable homes for rent.

2.37 [First Homes Advice Note](#) (January 2022) - advice note defining the policy-compliant affordable housing requirement on developments of 11 or more dwellings, the local position on the eligibility criteria that can be amended, and First Homes Exceptions Sites.

2.38 [Open Space planning advice note](#) (April 2021) - advice note clarifying how to determine if a developer can provide natural and semi-natural open space on site. It also sets out how to calculate a financial contribution in lieu if the developer can't meet it on site.

2.39 [Self and Custom Build planning advice note](#) (April 2022) - advice note summarising the demand for self-build and custom build homes. It provides up-to-date information on the size of homes applicants want, and their incomes and savings.

2.40 [Specialist Residential Accommodation planning advice note](#) (April 2021) - advice note summarising the need for specialist residential accommodation and a method for calculating a commuted sum in lieu of on-site specialist residential accommodation.

2.41 [Wheelchair Accessible Homes planning advice note](#) (April 2021) - Advice note summarising the need for affordable wheelchair-accessible homes.

2.42 **Approved Masterplans** – All strategic sites already allocated in the adopted Local Plan have commenced work on their Masterplans. The following have been adopted by the Council and are guiding the preparation and consideration of subsequent planning applications for development:

- Strategic Growth Site 1b: St Peters College, Fox Crescent
- Strategic Growth Site 2: West Chelmsford
- Strategic Growth Site 3a: East Chelmsford, Manor Farm
- Strategic Growth Site 3b, 3c, and 3d: East Chelmsford, Land North and South of Maldon Road
- Strategic Growth Site 8: North of Broomfield
- Strategic Growth Site 10: North of South Woodham Ferrers.



Full details of these and information on the progress of other Masterplans can be found at www.chelmsford.gov.uk/masterplans.

2.43 Essex Climate Action Commission (ECAC) – The Commission has been set up to provide independent advice about tackling climate change. An Interim Report setting out key recommendations was published in November 2020 followed by Net Zero: Making Essex Carbon Neutral in July 2021.

2.44 Essex Design Guide (EDG) – This is used as a reference guide to help create high quality places with an identity specific to its Essex context. It is an online resource which covers a wide range of issues where content is updated on a regular basis. It includes details on flood management, parking standards and design and technical highway details, as well as a wide range of other design principles. We will consider if any existing policies within the adopted Local Plan require updating to reflect the latest guidance.

2.45 Essex Planning Officers Association Green Infrastructure Standards – This has been produced as a guide to support policy and decision making in the planning and delivery of multifunctional Green Infrastructure (GI). It demonstrates best practice and what good GI looks like for each of the principles and standards. The standards are a form of assessment criteria to enable development to go beyond the statutory requirements, to create great places for people and wildlife to thrive.

2.46 Nationally Significant Infrastructure Projects (NSIPs) – These are proposals of national significance which means the Secretary of State for Business, Energy and Industrial Strategy needs to approve them, through a Development Consent Order, rather than being determined by the Council. There are currently a number which impact on the City Council's area and will need to be taken into consideration when reviewing the Local Plan:

- **Bradwell B Nuclear Power Station** - Proposals to build a new nuclear power station (Bradwell B) at Bradwell-on-Sea, in the Maldon District. The project has been 'paused' since January 2021
- **Longfield Solar Farm** - A large solar farm proposed on land north east of Chelmsford, between Boreham, Hatfield Peverel, Great Leighs and Terling. The site falls across both the City Council and Braintree District administrative areas
- **East Anglia GREEN project** – New National Grid powerlines proposed to run through the Chelmsford area connecting Norwich to Tilbury
- **A12 to A120 widening** – Proposal to widen the A12 from Boreham Interchange northwards to Marks Tey, to reduce congestion, reduce journey times and meet modern design standards
- **Lower Thames Crossing (LTC)** – proposals will almost double road capacity across the river Thames east of London and ease congestion on the Dartford Crossing.

National Planning Reforms

2.47 The Planning for the Future consultation took place in August 2020 and proposes reforms of the planning system to streamline and modernise the planning process, bring a



new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed. Some of the proposals have been taken forward through the Levelling Up and Regeneration Bill which is currently on its passage through Parliament.

2.48 There is still a level of uncertainty in terms of what, if any, final changes may arise but waiting for them to be finalised delays progress and threatens the Council staying in control of what development is acceptable in its area. Transitional arrangements are proposed for Plans going through the system. The legislation will be monitored, and appropriate action taken to reflect them when needed.

Other Matters

2.49 Covid-19 has caused many changes worldwide and there will be a need to reflect things such as how this has changed working, travel, shopping, leisure and cultural activities and habits. While these have obviously changed in the short term, how these may continue to differ from previous habits in the future is in part unknown.

2.50 It does not currently appear that housing delivery rates have slowed significantly in Chelmsford. We will consider the changes to the economy and how these can be better reflected in the Local Plan, which is currently based on a more traditional economy in terms of the type and amount of space provided for. Changes in commuting patterns and a greater number of people working from home also need to be reflected in the review of the adopted Local Plan.

Key Challenges and Opportunities

2.51 There are a number of key challenges and opportunities to address over the reviewed Local Plan period to 2041. These cover requirements of national planning policy and regulations that we must meet, as well as local issues that we need to respond to.

2.52 Key challenges that we have identified include:

- Meeting Chelmsford's new housing and employment requirements to 2041
- How can we address the climate and ecological emergency?
- What can we do to address the affordable housing crisis?
- How will economic change impact employment opportunities including recovery from Covid-19?
- The future role of City/town centre retail areas, including changes in how people shop and changes to the Use Classes Order, including Permitted Development
- The role of Special Policy Areas (SPA) for large institutions that lie outside the built-up areas, where ordinarily policy would constrain new development
- The need to build stronger communities with community infrastructure, improved health and wellbeing
- How do we protect and increase biodiversity (net gain)?



- Ensuring that development provides great places and spaces
- How can sustainable and active travel be incorporated further into the Local Plan?

2.53 Key opportunities that we have identified include:

- Chelmsford is ranked as one of the least deprived local authorities in England, however there are pockets of deprivation in the urban area of Chelmsford
- Essex is forecast to experience significant new growth and change over the coming decades
- A strong and growing economy and employment base, with opportunities for sector development, innovation, and new technologies
- Good connectivity by road and rail with a new Chelmsford North East bypass and rail station opening in North East Chelmsford in the mid-2020s
- A high-quality environment with a growing multifunctional green infrastructure offer including new country parks, play areas, green spaces and greening the built environment
- A growing network of cycleways and an extensive Green Wedge network providing opportunities to increase active and sustainable transport
- New development will contribute through S106 contributions and Community Infrastructure Levy payments towards new and improved services, facilities and infrastructure in the area
- Tackling the climate and ecological emergency can support the development of green jobs, reduce flood risk and create new habitats
- Planned new community facilities and services, including schools, early years and childcare and shops can improve social integration.

Have your say

To assist us in understanding who we are reaching in our consultation we would be grateful if you could respond to a couple of optional questions.

Please note answers to these will not be published on the portal.

OM1. Are you a resident within the Chelmsford City Council area?

OM2. How did you hear about the consultation?



**Q1. Do you agree with the challenges and opportunities identified for the review of the adopted Local Plan?
If not, please explain why. Where possible, please support your answer with reference to any evidence.**

What elements does the review cover?

2.54 The review will consider where updates and changes may be required to key parts of the adopted plan. These are:

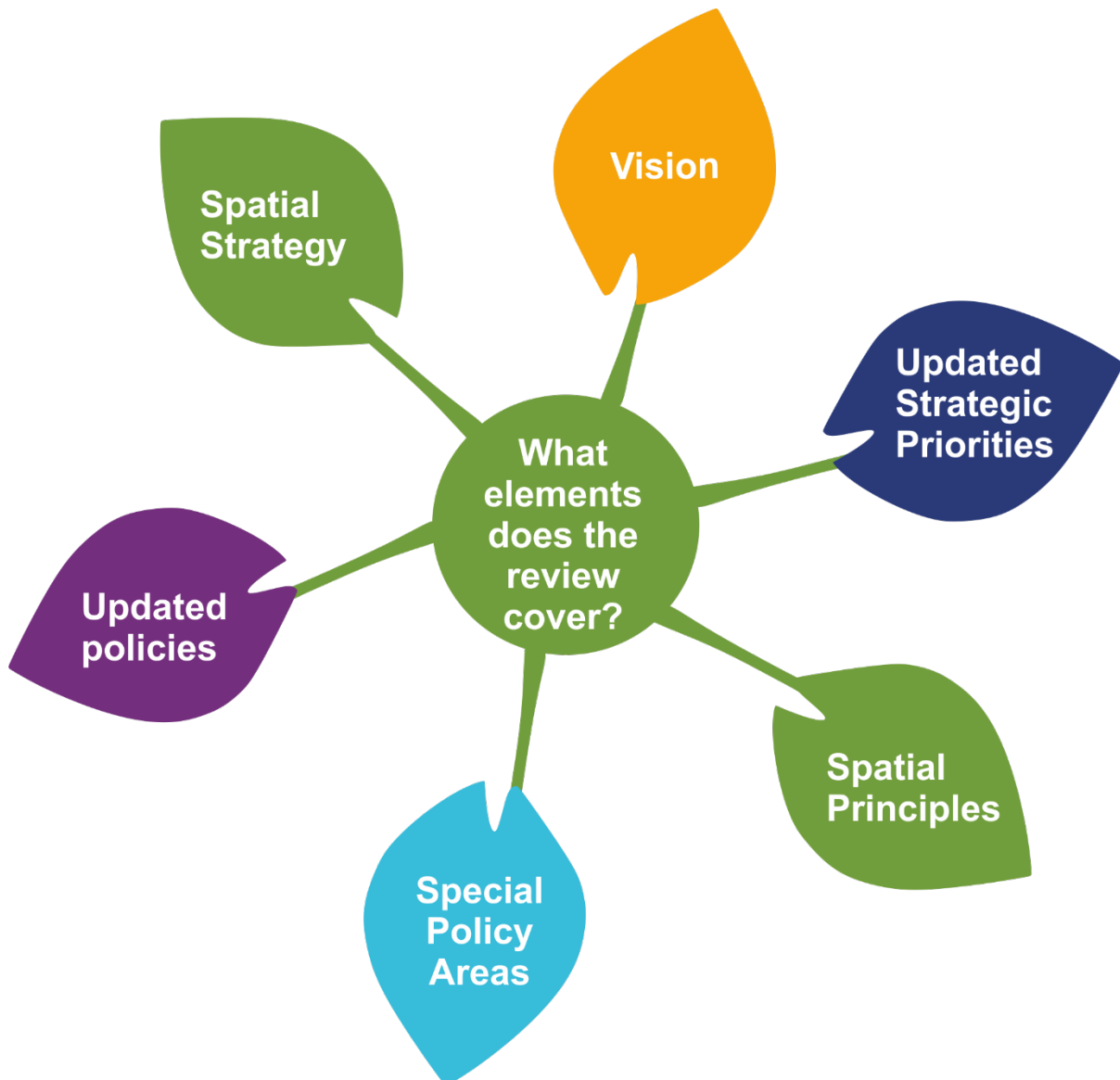




Table 1 Key elements that the review covers

Part of the Plan	What does it do?
Vision	<p>The long-term Vision sets out the kind of place we want Chelmsford to be in 2041, and what the Local Plan will deliver.</p> <p>The Vision will be updated to reflect the challenges and opportunities presented by the review of the adopted Local Plan.</p> <p>The Vision is explained in more detail in Part 3.</p>
Strategic Priorities	<p>These are the key priorities for the Local Plan to deliver through the policies it contains.</p> <p>The Strategic Priorities will be updated to make sure they continue to set the overall policy direction, and are able to deliver the challenges and opportunities.</p> <p>The Strategic Priorities are explained in more detail in Part 4.</p>
Spatial Principles	<p>Spatial Principles are the framework for deciding what new development growth should take into account to ensure the development is planned in the most sustainable locations, whilst delivering the Vision and Strategic Priorities.</p> <p>The Spatial Principles are explained in more detail in Part 6.</p>
Spatial Strategy	<p>The Spatial Strategy applies the Vision, Strategic Priorities and Spatial Principles to propose how much development is needed and where additional housing and employment growth should be located.</p> <p>The Spatial Strategy is explained in more detail in Part 6.</p>
Planning Policies - Strategic	<p>Strategic Planning Policies set out detailed policy requirements for specific challenges and opportunities to deliver the Spatial Strategy and Spatial Principles, including site allocations.</p> <p>They may be linked to the Strategic Priorities, Spatial Principles, or Spatial Strategy, and will be updated to reflect changes.</p>



Part of the Plan	What does it do?
<p>Planning Policies - Local</p>	<p>Local Planning Policies provide the detailed criteria for development and are used to determine planning applications. They are also known as development management policies.</p> <p>All Local Policies will be assessed to ensure they comply with the latest national policy and guidance, and are prefixed with DM.</p> <p>The adopted Local Policies are listed in Appendix A.</p> <p>Many of the Strategic and Local Policies may be carried forward with no or partial updates into the updated Local Plan. These are likely to include local planning policies relating to:</p> <ul style="list-style-type: none"> • Historic Environment (Adopted Policies S3, DM13, DM14, DM15) • Green Belt (Adopted Policies S11, DM6, DM9, DM10, DM11, DM12) • Design (Adopted Policies DM28, DM29, DM30) <p>Existing Strategic and Local Policies that may require updating include:</p> <ul style="list-style-type: none"> • Climate Change (Adopted Policies S2, DM18, DM19, DM25 – see Part 5) • Transport – (Adopted Policies S9, DM20, DM24, DM27) - see Part 5 • Natural Environment (Adopted Policies S4, DM16, DM17 – see Part 5) • Green Wedge (Adopted Policies S11, DM7, DM9, DM10, DM11, DM12) • Infrastructure (Adopted Policies S9 and S10 – see Part 5) • Housing and Gypsy and Traveller Accommodation (Adopted Policies S6, DM1, DM2, DM3 – see Part 5) • Employment and Retail (Adopted Policies S6, S8, S12, DM4, DM5) – see Part 5 • Design (Adopted Policies DM23, DM24, DM25, DM26, DM27) – see Part 5
<p>Special Policy Areas</p>	<p>Special Policy Areas (SPA) lie outside 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.</p> <p>There are six designated Special Policy Areas (SPA) within the adopted Local Plan:</p> <ul style="list-style-type: none"> • SPA 1 Broomfield Hospital



Part of the Plan	What does it do?
	<ul style="list-style-type: none"> • SPA 2 Chelmsford City Racecourse • SPA 3 Hanningfield Reservoir • SPA 4 RHS Hyde Hall Gardens • SPA 5 Sandford Mill • SPA 6 Writtle University College <p>The use of SPA policies remains relevant so they will continue to be used in the reviewed Local Plan. Some may require updated criteria to improve their use or reflect changes in circumstances or planning policy requirements. We do not anticipate a need to designate any new SPAs, although we will consider any suggestions put forward in this consultation.</p>

2.55 As part of the review there are a number of other consequential changes or adjustments which may need to be made to the following parts of the Plan set out in the table below:

Table 2 Other elements that the review covers

Part of the Plan	What does it do?
Policies Map	<p>Illustrates land use designations, areas for protection and Local Plan allocations on a map of the whole of the Chelmsford area.</p> <p>Most notations on the Policies Map are defined by the Council including open spaces, employment areas and settlement boundaries. Others are defined by external organisations such as minerals safeguarded areas by ECC and flood zones by the Environment Agency.</p> <p>Published information, feedback from this consultation and updated evidence base studies will also be used to inform the notations. The information gathered will be used to update existing and to define new designations and site allocations.</p>
Urban Area Boundaries and Defined Settlement Boundaries	<p>These show the extent of the built-up area of towns and villages across Chelmsford and will be illustrated on the Policies Map.</p> <p>They define the limits of towns and villages (including Chelmsford Urban Area, South Woodham Ferrers Urban Area and 28 Defined Settlements). They determine where specific planning policies apply and are a recognised policy tool used to contain a settlement and protect it from unplanned expansion into the countryside.</p>



Part of the Plan	What does it do?
	<p>The NPPF does not provide any guidance on how boundaries should be defined. We propose to review the adopted boundaries in line with the methodology used for the adopted Local Plan which is still considered robust and effective.</p> <p>Boundaries adjacent to the Green Belt will not be reviewed as Government policy makes it clear that there needs to be exceptional circumstances to warrant a change of Green Belt boundaries.</p>
Monitoring Framework	<p>The Local Plan includes a Monitoring Framework consisting of key indicators, targets (where applicable), triggers for action and contingencies/actions for existing Local Plan policies.</p> <p>The Authority's Monitoring Report (AMR) monitors the production of the Council's Local Plan Documents against the Local Development Scheme (LDS) as well as the performance and effectiveness of the Council's planning policies in delivering the key objectives of the Local Plan. This shows that overall, the majority of policies are working well and remain relevant. However, some may require updating to reflect other changes including new local priorities.</p>
Development Trajectories	<p>The trajectories illustrate the expected rate of housing and employment delivery over the Plan period and set out the anticipated rate of development for specific sites.</p> <p>The April 2022 Five-year housing land supply position statement and accompanying site schedule and housing trajectory continue to show the delivery of homes in accordance with the adopted Plan and that there is a five year supply of housing. However, with the need to update the annual housing requirement, changes to employment types and requirements, and further Gypsy and Traveller requirements needing to be met, the trajectories will need to be updated to reflect further allocations.</p>

Outcomes from engagement/public consultation

2.56 Planning affects most people in some way – the homes we live in, the open spaces we enjoy, the leisure facilities we use, and how we travel around. We are committed to ensuring that we involve the community, interested organisations and statutory stakeholders in planning and development matters which affect them. This commitment is set out in our [Statement of Community Involvement](#).



2.57 The first stage of engagement on the Issues and Options document is taking place through this consultation, where comments are invited from organisations and local people on all the issues and options we have set out. We are also having ongoing discussions with infrastructure providers about their services, such as education, traffic modelling, and flood risk. After the consultation period has closed, we will acknowledge each comment, and then consider all responses in detail.

2.58 Once we have done this, we will publish a feedback report showing the questions, how many people responded, and the main issues raised by different groups – such as partner organisations, local groups, developers and landowners, and the public. We will also record how those comments will be taken forward to the next stage of consultation, and what decisions and changes we have made as a result.

Evidence base

2.59 Local Plans must be based on evidence so we will be updating some existing evidence base studies and producing some new ones to inform the review of the plan. These include:

- Strategic Housing Needs Assessment
- Employment Needs Study
- Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Retail and Leisure Needs Study
- Village/Settlement Audits
- Infrastructure Delivery Plan
- Viability Assessment
- Strategic Flood Risk Assessment
- Water Cycle Study
- Transport studies and highways modelling
- Heritage Impact Assessment
- Open Space Assessment.

2.60 The review of the Local Plan will also be informed by an Integrated Impact Assessment (IIA). This will assess the plan against a range of social, environmental, economic, health and equality indicators. The IIA advises on ways in which any adverse effects could be avoided, reduced or mitigated or how any positive effects could be maximised. This helps us to ensure that any changes to the policies and allocations in the review of the plan are promoting sustainable development. The Council is seeking views on the Issues and Options IIA alongside this consultation.

2.61 There is also a requirement to undertake a Habitat Regulations Assessment (HRA) which will accompany the review of the Local Plan – Preferred Options. This will assess whether the new Local Plan would adversely affect a European habitat site. These include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar sites, including the Crouch and Roach Estuaries in South Woodham Ferrers. The HRA will advise on appropriate mitigation strategies if adverse effects are identified.



2.62 The Council will take into account the findings of the IIA and HRA processes when updating the Local Plan, alongside national policy and guidance, our evidence base and formal consultation responses. All evidence studies will be published on our website as they become available. The review will also build on relevant strategies and plans of the Council and its partners.

2.63 More information on the evidence base that will be assembled is given in the Topic Papers accompanying this consultation. New/updated evidence base documents to support the review of the plan are available online at www.chelmsford.gov.uk/lp-review.

Duty to Co-operate

2.64 The Council will make every effort to seek co-operation on cross-boundary and strategic planning matters in a focused, positive and structured way. We will discuss the review of the adopted Local Plan with neighbouring planning authorities and the prescribed bodies at stages which align with and inform the stages of the review. These discussions will help to formulate the quantum and distribution of Chelmsford's future growth, which will be supported by updated evidence. The Government is proposing to replace the Duty to Co-operate although it remains in place for now.

2.65 Essex County Council (ECC) is a key infrastructure provider and delivers and commissions a wide range of important strategic and local public services, covering but not limited to highways and transportation, education including early years and childcare, special education needs and disabilities and Post 16 education, minerals, waste, flooding from surface water, groundwater and ordinary watercourse, passenger transport, adult social care, and Public Health. We will work closely with ECC on these matters and strategic cross boundary issues.

2.66 The strategic matters that may apply to the review of the adopted Local Plan have been identified as follows:

- Delivering homes for all including Gypsy and Traveller accommodation
- Jobs and economy including green employment and regeneration
- Retail, leisure, and cultural development
- Sustainable and active travel and highways
- Climate change action and mitigation including flood risk and zero carbon
- Natural and historic environment including increased biodiversity and multifunctional green/blue/wild spaces and connectivity of ecological networks
- Community infrastructure including education (including early years), health and community facilities
- Utility infrastructure including communications, waste, water and energy
- London Stansted Airport future airspace redesign, surface access arrangements and any other implications arising from the new national aviation policy.



2.67 At the same time of working with neighbours on the review of our adopted Local Plan, we will continue to work constructively with nearby planning authorities on their own local plan preparation. Early engagement and demonstrating co-operation both with neighbours and the prescribed bodies through Statements of Common Ground are key to meeting the legal duty to co-operate.

Table 3 Current status of Local Plan preparation across Essex

Authority	Local Plan preparation stage
Basildon	Withdrawn March 2022
Braintree	Section 1 Adopted February 2021 Section 2 Scheduled Adoption July 2022
Brentwood	Adopted March 2022, immediate review commenced
Castle Point	Withdrawn June 2022
Colchester	Section 1 Adopted February 2021 Section 2 Scheduled Adoption July 2022
Epping Forest	Updated Main Modifications following Examination
Harlow	Adopted December 2020
Maldon	Review commenced January 2022
Rochford	New Plan under preparation
Southend-on-Sea	New Plan under preparation
Tendring	Adopted January 2022
Thurrock	New Plan under preparation
Uttlesford	New Plan under preparation



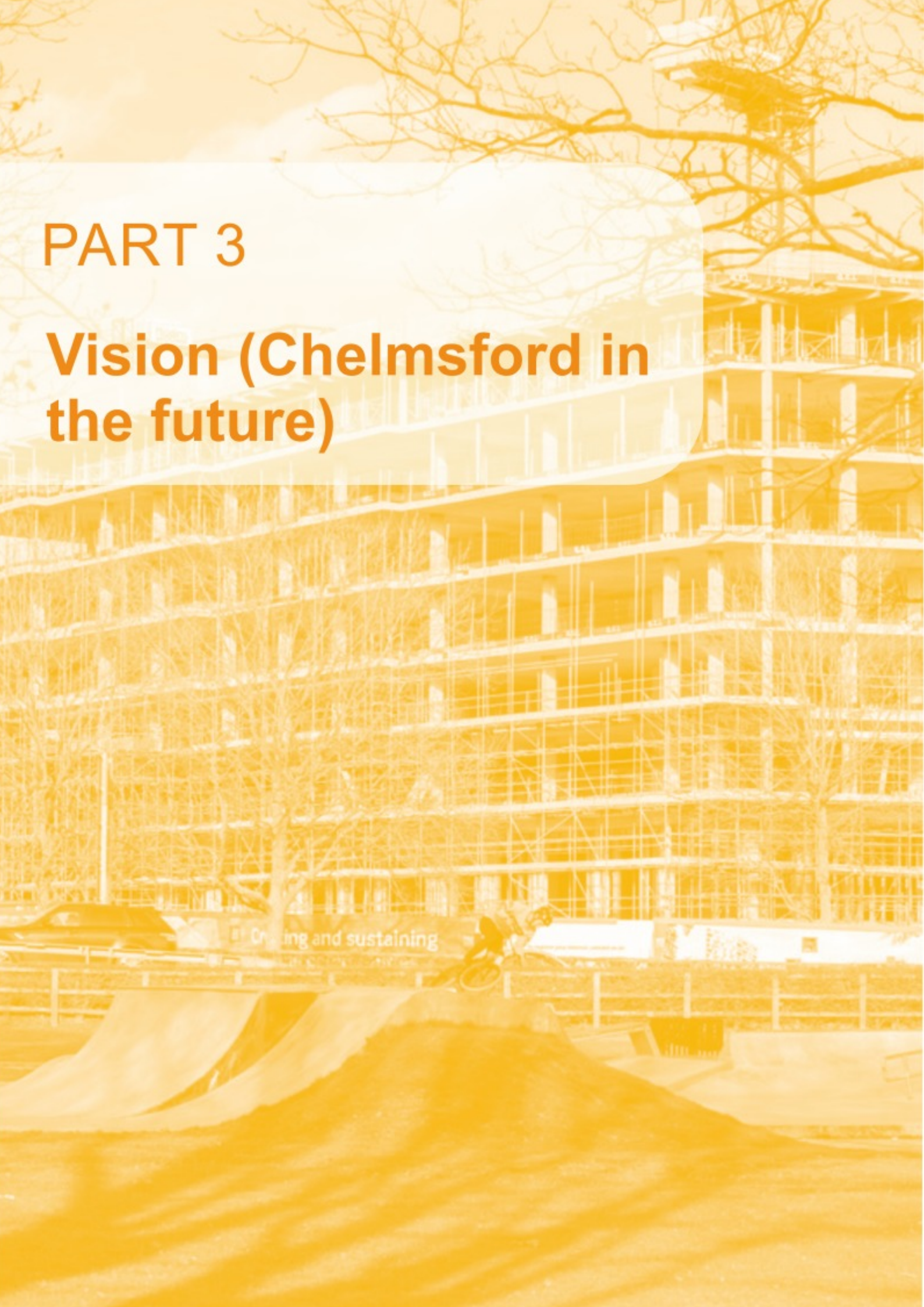
Figure 2 Map of Planning Authorities that surround Chelmsford



PART 3

Vision (Chelmsford in the future)

Creating and sustaining
a vibrant and inclusive
community for the future





Current Vision

3.1 The Local Plan Vision is a high-level guiding statement that sets out what is important for a place and how change will be managed in the future. It is a core part of a Local Plan and all the policies in the Plan will together deliver the Vision.

3.2 The adopted Local Plan Vision is:

To continue the existing successes from the growth of Chelmsford City Council's area by embracing our role as England's newest City and the Capital of Essex. Chelmsford will be a sub-regional catalyst for change, providing new sustainable neighbourhoods and attracting inward investment for a wide range of businesses across our area. This also means maximising development opportunities within a compact and vibrant City Centre.

This positive change will optimise the opportunities for new and upgraded infrastructure including cultural, leisure and recreation facilities, shops, education and healthcare services and also provide even better housing and job opportunities to local residents, making places where people want to live and work to further improve their quality of life and wellbeing. This will include improving the way people move around by public transport, by bike, on foot and in private vehicles and making the most of the area's assets and opportunities such as its river valleys, and improving the built, natural and historic environment.

3.3 This is followed by a number of bullet points which set out how Chelmsford will continue to change by 2036.



How we are reviewing the Vision

3.4 The Local Plan Vision has been reviewed to reflect the new local priorities within [Our Chelmsford, Our Plan](#), which is the Council's updated Corporate Plan. We have also had regard to other national and local priorities and Chelmsford's challenges and opportunities outlined in Part 2. It has also been simplified, shortened and purposefully aligned to the Council's new corporate plan, to make it easier to use. We think specific objectives are better placed within the Local Plan's Strategic Priorities.

3.5 The Vision is assessed as part of the Issues and Options Integrated Impact Assessment to ensure it contributes to sustainable development and provides a good foundation on which to base the review of the remainder of the adopted Local Plan.

The proposed updated Vision

3.6 The proposed updated Vision is:

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

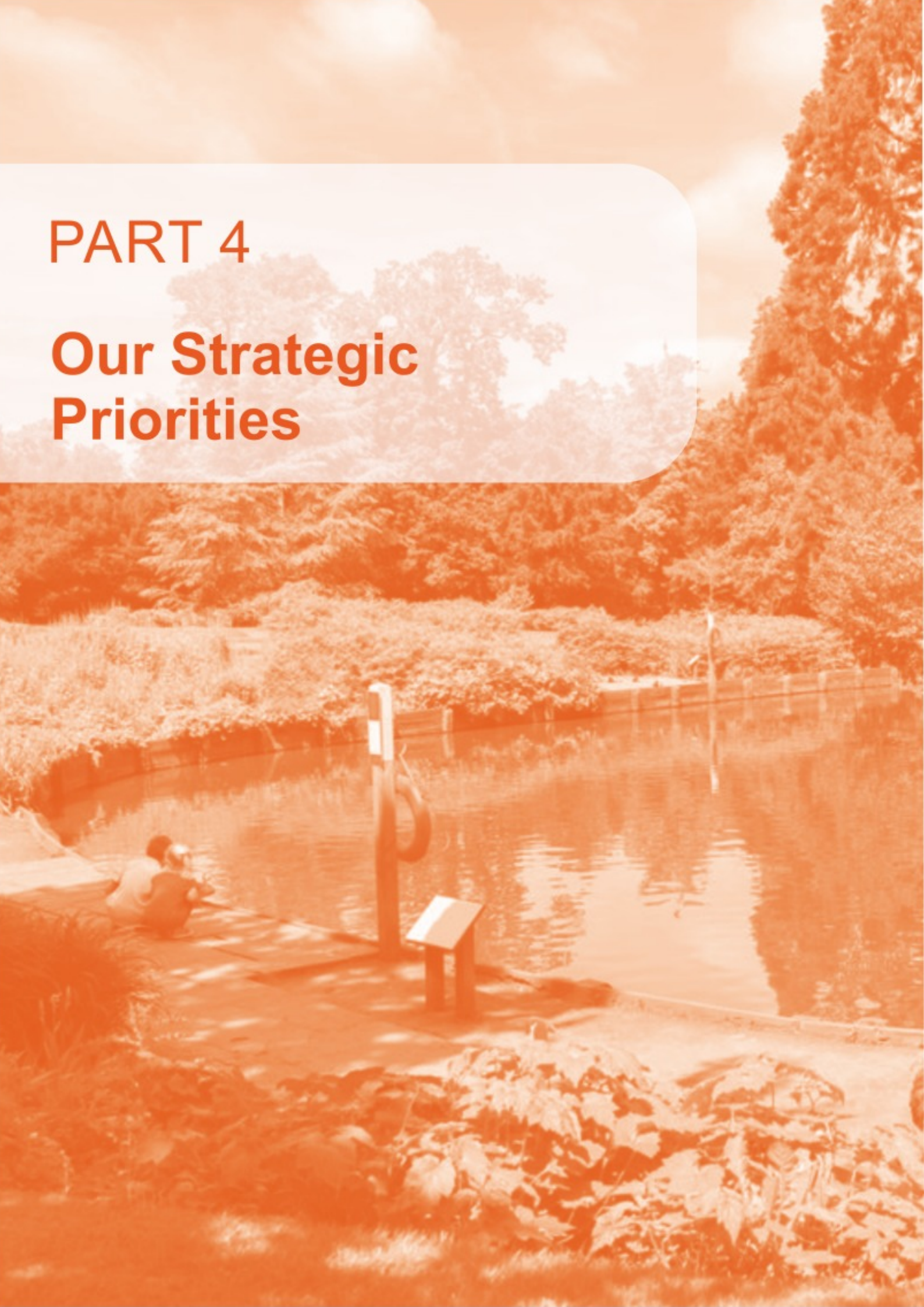
3.7 The Vision and its supporting text will be informed by the feedback from this consultation and further evidence gathering and be presented in the review of the adopted Local Plan – Preferred Options.

Have your say

**Q2. Do you agree with the proposed new Vision?
If not, please give the reasons for your answer.**

PART 4

Our Strategic Priorities





Our Strategic Priorities

4.1 The Strategic Priorities are the key priorities that the Local Plan is based on. It is very important that we consider these issues which might have a wider impact, not only within but also outside the Council's area. They look at what Chelmsford is like today, how things are changing, the issues that need to be addressed, and what opportunities may be created in future. These priorities set the overall policy direction for all the strategic policies, site allocations and development management policies in the Local Plan.

Current Local Plan Strategic Priorities

4.2 The adopted Local Plan contains nine Strategic Priorities, as follows:

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

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'

4.3 The detailed supporting text for these can be found in Section 3 of the adopted Local Plan.



How we are reviewing the Strategic Priorities

4.4 Using the starting point of the adopted Strategic Priorities, and taking the national and local priorities and challenges and opportunities into account, we are proposing to revise the Strategic Priorities as part of the review of the adopted Local Plan. These revisions will be assessed as part of the Integrated Impact Assessment of the review of the adopted Local Plan to ensure they contribute to sustainable development and provide a good foundation on which to base the review of the remainder of the Local Plan.

4.5 Strategic Priorities 1 and 2 are new priorities which we are proposing, to address the importance of the new challenge we have identified to act on the climate and ecological emergency. Others have been refined to reflect the opportunities identified including protection of the Green Belt as part of sustainable patterns of development, greater emphasis on protection and enhancement of retail, leisure, cultural and commercial development across the city area, and promoting the health and social wellbeing of communities.

4.6 We are also proposing to group the Strategic Priorities by three themes, so the links between them are clearly demonstrated (see Table 4).



4.7 The bullet points in each section of Table 4 below are a summary of the main areas and key issues that will be addressed by each Strategic Priority, which will be described more fully at the next stage of the review of the adopted Local Plan (Preferred Options).



Table 4 Proposed Strategic Priorities

ADOPTED LOCAL PLAN	PROPOSED STRATEGIC PRIORITY - REVIEW OF ADOPTED LOCAL PLAN
Priorities for climate	
<p>7. Protecting and enhancing the Natural and Historic Environment, and the Green Belt</p> <p>8. Creating well designed and attractive places, and promoting healthy communities</p>	<p>1. Addressing the Climate and Ecological Emergency (NEW priority)</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>5. Delivering new and improved strategic infrastructure</p>	<p>2. Promoting smart, active travel and sustainable transport (NEW priority)</p> <ul style="list-style-type: none"> • Promote/prioritise active travel and sustainable transport • 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 • Make provision for charging electric vehicles • Make provision for infrastructure to support active travel and the use of sustainable modes of transport • Promote innovations in transport including smart technology
<p>7. Protecting and enhancing the Natural and Historic Environment, and the Green Belt</p>	<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 • Minimise the loss of the best and most versatile agricultural land to ensure future food production



ADOPTED LOCAL PLAN	PROPOSED STRATEGIC PRIORITY - REVIEW OF ADOPTED LOCAL PLAN
Priorities for growth	
<p>1. Ensuring sustainable patterns of development</p> <p>7. Protecting and enhancing the Natural and Historic Environment, and the Green Belt</p>	<p>4. Ensuring sustainable patterns of development and protecting the Green Belt</p> <ul style="list-style-type: none"> • Ensure we plan positively to meet identified development needs • Promote development of previously developed land in Chelmsford's Urban Area • Use the Settlement Hierarchy to identify the most sustainable existing locations • Locate development in locations that are close to existing or proposed local facilities so people can walk/cycle/use public transport 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>2. Meeting the needs for new homes</p>	<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, specialist, Gypsies and Travellers, and Travelling Showpeople) • 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
<p>3. Fostering growth and investment and providing new jobs</p>	<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 • 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 • Promotion of a circular economy



ADOPTED LOCAL PLAN	PROPOSED STRATEGIC PRIORITY - REVIEW OF ADOPTED LOCAL PLAN
Priorities for place	
<p>8. Creating well designed and attractive places, and promoting healthy communities</p>	<p>7. Creating well designed and attractive places, and promoting the health and social wellbeing 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 providing new green spaces, quality housing and enhanced walking and cycling infrastructure • Ensure that the integrity of communities is maintained, and social cohesion is promoted in new development • Ensure that all new development meets the highest standards of design • Require the use of masterplans and encourage design codes where appropriate for strategic scale developments • Ensure new development helps provide new primary health services • Promote community involvement in the long-term management and stewardship of new strategic residential development • Encourage development to be future-proofed and as sustainable and energy efficient as possible
<p>5. Delivering new and improved strategic infrastructure</p> <p>6. Delivering new and improved local infrastructure</p>	<p>8. Delivering new and improved infrastructure to support growth</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>4. Protecting and enhancing retail, leisure and commercial development</p>	<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



ADOPTED LOCAL PLAN	PROPOSED STRATEGIC PRIORITY - REVIEW OF ADOPTED LOCAL PLAN
Priorities for place	
9. Reinforcing Chelmsford's regional role as 'Capital of Essex'	<ul style="list-style-type: none">• 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

Have your say

Q3. Do you agree with the proposed updates to the Strategic Priorities? If not, please give the reasons for your answer. Please refer to the Strategic Priority number in Table 4.

Q4. Are there any Strategic Priorities you think should be added? Where possible, please support your answer with reference to any evidence.

PART 5

Delivering the updated Vision and Spatial Principles





Delivering the updated Vision and Spatial Principles

5.1 The policies in the plan will together deliver the updated Vision and Strategic Priorities. Many current policies are already consistent with these and are leading to effective decision making. However, some policies will need revising and new policies may be required.

5.2 This part takes each of the updated Strategic Priorities and describes how they are addressed through policies in the adopted Local Plan and other council planning documents. It then sets out ideas for proposed policy changes and new policies.



Strategic Priorities for Climate



1 Addressing the Climate and Ecological Emergency

5.3 The Climate Change Act 2008 establishes a legally binding target to reduce the UK's greenhouse gas emissions by 100% in 2050 from 1990 levels. To drive progress and set the UK on a pathway towards this target, the Act contains a legally binding requirement for carbon budgets which acts as 'stepping-stones'. The sixth carbon budget announced in April 2021 includes a target to reduce emissions by 78% by 2035 compared with 1990 levels.

5.4 The Council declared a Climate and Ecological Emergency on 16 July 2019. Essentially this declaration represents a commitment to take appropriate action to make the Council's activities net-zero carbon by 2030. In January 2020, the Council agreed a Climate and Ecological Emergency Action Plan with an initial focus on fifteen key areas of activity. It is aimed at:



- reducing carbon emissions
- lowering energy consumption
- reducing waste and pollution
- improving air quality
- greening Chelmsford
- increasing biodiversity
- encouraging more sustainable travel choices.



5.5 We are already experiencing some of the impacts in Essex with hotter summers, water supply pressure and more frequent and intense weather events. According to the Essex Climate Action Commission's report '[Net Zero: Making Essex Carbon Neutral](#)' the number of homes at risk of flooding in Essex could double by 2050. This is all consistent with projections of climate change. The independent Climate Commission for Essex has been established and published its interim report in November 2020. This report recommends that all new homes and commercial buildings granted planning permission should be carbon net zero by 2025 and carbon positive by 2030.

5.6 A lot of work is already going on in Essex and in Chelmsford, from extensive tree planting to improvements to the cycle networks, but we can do so much more and the sooner we do the better it will be to avoid the worst effects. The responsibility doesn't just lie with the national and local government but with parish councils, businesses and voluntary groups as well as individuals.

Current Local Plan policies

5.7 The adopted Local Plan policies and Supplementary Planning Documents of relevance for climate change and flood risk are:

- Strategic Policy S1 – Spatial Principles
- Strategic Policy S2 – Addressing climate change and flood risk
- Policy DM18 – Flooding/SUDS
- Policy DM19 – Renewable and low carbon energy
- Policy DM25 – Sustainable Buildings
- Relevant site allocation policies
- Making Places SPD
- Planning Obligations SPD
- Solar Farm SPD.

5.8 Collectively these seek to mitigate and adapt development to assist in meeting the climate change challenge.

How we are reviewing the current policies

5.9 The adopted Local Plan policies generally remain consistent with national policy and are leading to effective decision making. However, we want to be more proactive in addressing the climate and ecological emergency and are using the review as an opportunity to see if there are ways the Local Plan can assist further in meeting the Council's Climate and Ecological Emergency Action Plan. We want to ensure that tackling the climate change challenge is a theme running through the Plan so that all development contributes to addressing these priorities as well as improving the environment around us. Policies will therefore need to be strengthened/updated and some new policies may be explored to better reflect the updated Plan Vision and Strategic Priorities and other relevant changes since adoption including the:



- Adoption of the Council's Climate Change and Ecological Emergency declaration and Action Plan to make the Council's activities net-zero carbon by 2030
- Recommendations of the Essex Climate Action Commission (ECAC)
- Adoption of the South East Inshore Marine Management Plan to ensure policies continue to not exacerbate coastal change
- Alternative proposals for the Chelmsford Flood Alleviation Scheme are being explored by the Environment Agency in partnership with the City Council
- Adoption of the Council's Making Places SPD and Solar Farm SPDs which encourage development requirements that go beyond the adopted plan.

Proposed new policies or significant changes

5.10 Areas we may explore for new or significantly altered local policies include:

- **Requiring all new development to include small-scale renewable energy on-site, such as photovoltaic (PV) panels and small wind turbines, and requiring all large-scale developments to consider community scale renewable energy generation**
Such additional requirements would help encourage new developments to reduce carbon emissions. However, it could have cost implications for new development so would need to be carefully assessed to ensure it did not adversely affect development viability.
- **Net-zero carbon new homes**
Nationally a number of initiatives have been introduced to address energy efficiency, including tightening of the standards required by building regulations. The Future Homes Standard (FHS) will change the Building Regulations so that by 2025 new homes will be expected to produce 75-80% lower carbon emissions compared with current levels. Working with Essex County Council and the ECAC, we will explore how we can push these standards to achieve net-zero carbon new homes at a faster rate.
- **BREEAM alternatives**
The Building Research Establishment Environmental Assessment Method (BREEAM) is the current standard in the Local Plan used to assess the environmental performance of non-residential buildings. Policy DM25 currently requires all non-residential schemes of 500 sqm or above to meet a Very Good BREEAM standard. The Council could consider introducing a more simplified, yet robust alternative benchmark approach to verify sustainability standards and moving to net-zero.
- **New site allocations**
Exploring whether we should allocate land for other land uses such as large-scale renewable energy generation sites, such as solar and wind, and areas specifically for new tree and/or woodland planting.
- **Requiring three new trees to be planted for every new home**
This will assist in combating the climate and ecological emergency and reflect aspirations in the Making Places and Planning Obligations SPDs.



- **Ensuring new streets are tree-lined**
This will assist in meeting the requirements of paragraph 131 of the NPPF, which recognises the importance of incorporating trees in developments to assist in mitigating and adapting to climate change and enhancing the character and quality of urban environments.
- **Water use and re-use**
Consider setting a framework to reduce water use and promote water re-use where possible, to reflect the emerging ECC Water Management Cycle Strategy and the Water Resources Regional Plan.
- **Re-use/recycling of materials in development**
Requiring developments to follow the waste hierarchy of reduce, re-use, recycle, recover, disposal, as set out in the policies within the Minerals Local Plan and Waste Local Plan.

Have your say

**Q5. Do you support the approach being taken?
If you disagree, please explain why?**

Q6. What are your views on the Council's current climate change and flood risk local planning policies and the decisions they lead to?

Q7. What are your views on the subject areas identified for new policies or significant changes to existing policy?

**Q8. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**



If you would like to find out more about this issue, the Council has prepared a Climate Change Topic Paper.

2 Promoting smart, connected active travel and sustainable transport

5.11 Given high levels of commuting, the relative prosperity of Chelmsford and ongoing demand for services and facilities, transport infrastructure is always going to be considered under pressure. A significant change in how people make their journeys towards more sustainable travel choices was considered necessary in the adopted Local Plan.



5.12 This continues to be the case but with further development comes greater pressure. There continues to be a need for development to provide mitigation measures on the local road network, and the need for more sustainable modes of travel is required to assist in adapting to climate change, as well as ensuring development is able to accommodate the latest transport technologies. Collectively, such measures should improve the way people move around with an emphasis on sustainable modes of transport.

5.13 Since the adoption of the Local Plan there have been a number of schemes and initiatives that have been delivered or are committed which will encourage more active travel and sustainable transport across Chelmsford. These include:

- Chelmsford Local Cycling and Walking Infrastructure Plan - includes seven strategic cycle routes and six strategic walking routes across Chelmsford
- Army and Navy Sustainable Travel Package – to provide a comprehensive package of measures aimed to encourage increased walking, cycling and Park and Ride travel, alongside an improved Army and Navy junction
- Chelmsford Active Travel Fund (ATF) Scheme – is creating more room for walking and cycling by reallocating road space in and around Chelmsford City Centre
- Chelmsford City Growth Package – includes 11 new schemes providing new cycle routes, improvements to existing cycle routes, safe crossings, dedicated bus lanes, improved signage and new cycle parking facilities in the City Centre
- Demand Responsive Transport Pilot – enables passengers in parts of rural Chelmsford to travel on-demand to areas of employment and Chelmsford City Centre
- New pedestrian, bus and cycle links as part of approved masterplans for strategic site allocations
- TIER e-scooter trial taking place in Chelmsford City Centre.

5.14 The review provides an opportunity to ensure that the location and layout of future housing and employment site allocations can benefit from new and improved active travel and sustainable transport infrastructure.



Current Local Plan policies

5.15 The adopted Local Plan policies and Supplementary Planning Documents of relevance to smart, connected active travel and sustainable transport include:

- Strategic Policy S7 – The Spatial Strategy
- Strategic Policy S9 – Infrastructure requirements
- Strategic Policy S10 – Securing infrastructure and impact mitigation
- Policy DM6 – New buildings in the Green Belt
- Policy DM7 – New buildings and structure in the Green Wedge
- Policy DM8 – New buildings in the rural area
- Policy DM20 – Delivering community facilities
- Policy DM24 – Design and place shaping principles in major developments
- Policy DM27 – Parking standards
- Relevant site allocation policies
- Making Places SPD
- Planning Obligations SPD.

5.16 Together these seek to identify what and where new transport infrastructure is required, as well as securing sustainable travel alternatives to the private car within new development.

How we are reviewing the policies which promote smart, connected active travel and sustainable transport

5.17 The adopted Local Plan policies generally remain consistent with national policy and are leading to effective decision making. However, they do need to be strengthened and/or updated to reflect the updated Plan Vision and Strategic Priorities including a greater focus on:

- Maximising and prioritising active travel and sustainable transport and their connectivity
- Reducing reliance on fossil fuelled vehicles
- Supporting the provision of strategic and local transport infrastructure to enable a future for alternatives to fossil fuelled vehicles
- Increasing provision for charging electric vehicles
- Increasing provision for infrastructure to support active travel and the use of sustainable modes of transport
- Promoting innovations in transport including smart technology.

Proposed policy changes

5.18 Policy changes may include additional or enhanced policy requirements such as:

- Increasing provision for electric vehicle charging points (EVCPs) and fast charging EVCPs for new housing and employment development



- Increasing provision for well-designed and secure cycle parking and electric cycle charging points for new housing and employment development, as well as associated storage facilities for cycle equipment (helmets, panniers etc.)
- Requiring contributions towards or the provision of car clubs on all major development sites, not just the larger strategic sites
- Requiring the layout of major site allocations for housing and employment to explore opportunities to future proof for autonomous vehicles
- Allocating or safeguarding land for expanding current Park and Ride sites.

5.19 Opportunities could also be taken to ensure that the locations and layout of future housing and employment site allocations help to enable direct access to the walking and cycling network proposed by the Chelmsford Local Cycling and Walking Infrastructure Plan (LCWIP) in order to encourage active travel.

Proposed ideas for new policies

5.20 In addition to enhancing existing policies, we may explore the following new local policy:

- **15/20 Minute Walkable Neighbourhoods within major new developments including large strategic housing site allocations**
This initiative would make sure that wherever possible residents can easily walk or cycle to everyday services and facilities from their homes such as schools, shops, workplaces, community facilities, open spaces and sports facilities. The approach is also being rolled out in Chelmsford Garden Community.

Have your say

Q9. Do you agree with the proposed approach being taken?

If not, please give the reasons for your answer

Q10. Do you have any views on the Council's current local planning policies of relevance to smart, active travel and sustainable transport and the decisions they lead to?



Q11. Do you have any views on the areas identified for additional or enhanced policy requirements?

Q12. Do you have any views on the proposed ideas for new policies?

**Q13. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

If you would like to find out more about this issue, the Council has prepared a Transport Topic Paper.

3 Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks

Historic Environment

5.21 Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character of Chelmsford. Within Chelmsford's administrative area there are 1,012 listed buildings (April 2022). There are also 25 Conservation Areas, 19 Scheduled Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas, these designated heritage assets are identified within the National Heritage List for England, administered by Historic England.



5.22 In addition to designated heritage assets, Chelmsford has many non-designated assets which are also worthy of protection and conservation for their architectural, townscape, landscape or historic interest.



Current Local Plan historic environment policies

5.23 The adopted Local Plan policies of relevance for historic environment are:

- Strategic Policy S3 – Conserving and Enhancing the Historic Environment
- Policy DM13 – Designated Heritage Assets
- Policy DM14 – Non-Designated Heritage Assets
- Policy DM15 – Archaeology
- Relevant site allocation policies.

5.24 Together, these policies conserve and where appropriate enhance the historic environment and encourage heritage assets to be put to viable and appropriate use.

How we are reviewing the historic environment policies

5.25 The adopted Local Plan policies remain consistent with the latest NPPF and national guidance. The policies have been tested through the development management process and at appeals and have been found to be working effectively.

5.26 Paragraph 198 in the 2021 NPPF introduces increased protection for statues, monuments and plaques and changed guidance on their removal. Where relevant proposals are currently under consideration, the criteria set out within policies DM13 and DM14 are considered to adequately address this issue.

5.27 The adopted policies will also be reviewed in light of current guidance and the revised [Advice Note Guidance](#) on tall buildings affecting the historic environment issued by Historic England in March 2022, including an assessment of the current city centre and designated allocations where tall buildings are appropriate.

5.28 A key objective will be to enhance and celebrate the historic environment, rather than concentrating on preservation or avoiding harm. This objective is reflected in the proposed updated vision (see Part 3). The Council will also consider developing a new strategy to reinforce local distinctiveness and promotion of heritage to inform the review of the Local Plan – Preferred Options.

Have your say

**Q14. Do you agree with the proposed approach being taken?
If not, please give the reasons for your answer.**



Q15. Do you have any views on the Council's current local planning policies of relevance to the historic environment and the decisions they lead to?

**Q16. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

If you would like to find out more about this issue, the Council has prepared a Historic Environment Topic Paper.

Natural Environment

5.29 Chelmsford contains sites of international, national, regional and local nature conservation importance which we have a duty to protect. These include Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites and Local Nature Reserves. They all contribute towards our local distinctiveness and need to be protected and enhanced whilst Chelmsford is achieving the growth required.

5.30 Chelmsford also enjoys a very high-quality environment with 700 hectares of recreational space, including 17 Green Flag accredited parks. The areas around the river valleys within or close to the urban area of Chelmsford are designated as the Green Wedge. These provide opportunities for cycling and walking as well as being a wildlife corridor. The rural area to the west and south of Chelmsford is designated as Metropolitan Green Belt.

5.31 The Essex Coast RAMS (Recreational Disturbance Avoidance and Mitigation Strategy), and SPD were adopted in May 2020. It is a county-wide initiative that seeks to lessen the impact of local housing development on protected birds along the Essex coast. Developers pay a contribution towards the RAMS for each new dwelling within a 'zone of influence' around the designated sites on the Essex coast including the Crouch and Roach Estuaries SPA and Ramsar site around South Woodham Ferrers.

Current Local Plan natural environment policies

5.32 The adopted Local Plan policies of relevance for the natural environment are:

- Strategic Policy S4 – Conserving and Enhancing the Natural Environment
- Strategic Policy S9 – Infrastructure Requirements
- Policy DM16 – Ecology and Biodiversity



- Policy DM17 – Trees, Woodland and Landscape Features
- Policy DM30 – Contamination and Pollution
- Relevant site allocation policies.

5.33 Collectively, these policies seek to conserve and enhance the natural environment through the protection of designated sites and species, whilst planning positively for biodiversity networks and minimising pollution.

How we are reviewing the natural environment policies

5.34 The adopted natural environment policies are broadly consistent with the latest NPPF, and monitoring shows that they are working effectively. However, some updates will be required to reflect the emerging Local Nature Recovery Strategy, River and Waterways Plan, and minimum Biodiversity Net Gain (BNG) of 10% for new development set out in new legislation. We will also review policy text referring to the Hatfield Forest Strategic Access Management Measures Strategy (SAMMS) in Policy S4 to ensure it is in line with the latest work being carried out on this Strategy.

Proposed ideas for new policies

5.35 Areas we may explore for new local policies include:

- **Require at least 20% Biodiversity Net Gain for all major developments.**
This will help ensure that habitats for wildlife will be left in a measurably better state than before new development takes place.

5.36 Please also refer to Paragraph 5.10 which proposes to explore whether we should allocate land for new tree and/or woodland planting.

Have your say

**Q17. Do you support the approach to be taken?
If you disagree, please explain why?**

Q18. Do you have any views on the Council's current local planning policies of relevance to the natural environment and the decisions they lead to



Q19. Do you have any views on the proposed ideas for new policies?

Q20. Have we missed anything?

Where possible, please support your answer with reference to any evidence.



Strategic Priorities for Growth



4 Ensuring sustainable patterns of development and protecting the Green Belt

Countryside

5.37 The review of the adopted Local Plan includes consideration of policies on the countryside in the Council's area.

5.38 The term countryside includes the Green Belt, Green Wedge, and the Rural Area. The role of the countryside is included at Policy S11 of the adopted Local Plan, and it is anticipated that this policy and the accompanying Development Management Policies will remain largely unchanged.



5.39 The key aims of protecting the Green Belt, safeguarding the role, function and intrinsic character and beauty of the Green Wedge, and minimising the impact of development on the rural area are still considered crucial to the Local Plan, and are reflected in the Strategic Priorities and Spatial Principles.

How we are reviewing countryside policies

5.40 The adopted Local Plan policies of relevance for the countryside include:

- Strategic Policy S7 – The Spatial Strategy
- Strategic Policy S11 – The Role of the Countryside
- Policy DM6 – New Buildings in the Green Belt
- Policy DM7 – New Buildings and Structures in the Green Wedge
- Policy DM8 – New Buildings and Structures in the Rural Area



- Special Policy Areas (SPA)
- Relevant site allocation policies.

5.41 The strategic approach set out in Policy S11 of the adopted Local Plan, and the development management policies, reflect the NPPF.

5.42 Whilst no wholesale changes are anticipated to the countryside policies, we are considering the role of the Green Wedge in the contribution it can make in accommodating active travel corridors to link the City Centre with existing and new development on the edge of the City. There may be opportunities to upgrade existing pedestrian and cycle paths and access or create new opportunities. This will need to be balanced with the purpose of the Green Wedge, and particularly to ensure there is no conflict with other aims such as flood storage capacity, and provision for wildlife.

5.43 The NPPF reaffirms the Government's commitment to the protection and permanence of the existing Green Belt. Chelmsford is on the edge of Metropolitan Green Belt that encircles London with the areas to the south and west of the City within the Green Belt. Changes to the Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified.

5.44 We are reviewing the development management policies to ensure the wording is robust and up to date, and that the policies are achieving their aims.

Have your say

**Q21. Do you support the approach to be taken?
If you disagree, please explain why?**

Q22. Do you have any views on the Council's current local planning policies of relevance to the countryside and the decisions they lead to?

**Q23. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**



Special Policy Areas (SPAs)

5.45 Special Policy Areas (SPA) 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.

5.46 There are six designated Special Policy Areas (SPA) within the adopted Local Plan, as shown on the adopted Policies Map. These are:

- SPA 1 Broomfield Hospital
- SPA 2 Chelmsford City Racecourse
- SPA 3 Hanningfield Reservoir
- SPA 4 RHS Hyde Hall Gardens
- SPA 5 Sandford Mill
- SPA 6 Writtle University College

5.47 The key objectives are to:

- Enable Special Policy Areas to be planned in a strategic and phased manner
- Ensure future development reflects the operational and functional requirements of the Special Policy Areas
- Ensure future development minimises the impact of development on their surroundings, sites important for nature conservation, wildlife and heritage assets
- Strengthen access to the sites by sustainable modes of transport and minimise traffic pressures on local roads
- Achieve high quality design.

How we are reviewing SPA policies

5.48 Monitoring shows that the use of SPA policies remains relevant so they will continue to be used in the review of the plan. In some instances, the policies may require updating to improve their use, to better reflect changes in circumstances or planning policy requirements. We do not anticipate a need to designate any new SPAs, although we will consider any suggestions put forward in this consultation.

5.49 We will continue to designate the six special policy areas and will review the designation taking into account any changes such as SPA masterplans and planning permissions.

Have your say

**Q24. Do you agree with the proposed approach being taken?
If not, please give the reasons for your answer.**



Q25. Do you have any views on the Council's current Special Policy Areas and the decisions they lead to?

Q26. Are there any additional Special Policy Areas you think should be added? Where possible, please support your answer with reference to any evidence.

Q27. Have we missed anything? Where possible, please support your answer with reference to any evidence.

5 Meeting the needs for new homes

Housing

5.50 The Local Plan must have regard to the minimum number of homes needed using the standard method set in national planning guidance. In addition to local housing need, any needs that cannot be met within the neighbouring areas should also be considered in establishing the amount of housing to be planned for. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policy.



Current Plan Policies

5.51 The adopted Local Plan policies relevant to housing include:

- Strategic Policy S6 – Housing and Employment Requirements
- Policy DM1 – Size and Type of Housing
- Policy DM2 – Affordable Housing and Rural Exception Sites



- Policy DM3 – Gypsy, Traveller and Travelling Showpeople Sites (reviewed separately below)
- Relevant Site Allocation Policies.

5.52 Collectively, these policies make provision to meet the local housing and accommodation needs, including those of specific groups.

How we are reviewing the housing policies

5.53 Whilst the national standard method for assessing local housing need identifies an overall minimum average annual housing need figure it does not produce a housing requirement figure or break this down into the housing need of individual groups. The review will consider several revised/refreshed evidence base documents, including a Strategic Housing Needs Assessment and a revised Gypsy and Traveller Accommodation Assessment, as well as the supply buffer options set out below.

Housing Requirement and supply buffer options

5.54 The adopted Local Plan contains close to a 20% supply buffer above the Housing Requirement figure of 805 new homes per year to provide flexibility in the supply of housing sites and help significantly boost supply to comply with the NPPF.

5.55 The national standard method exceeds the Housing Requirement in the adopted plan by 141 homes per annum, 946 homes per year as of April 2022. Since the national standard method was first published in 2018, the average annual minimum housing need figure has been 953 homes per annum.

5.56 To plan to meet only the minimum local housing need figure produced by the national standard method would not significantly boost the supply of homes and potentially impacts on the Council's ability to meet housing needed for specific groups. Taking this and the annual variation into account, for the purposes of this consultation, the Council is proposing a Housing Requirement figure of 1,000 homes per annum for the plan period 2022 – 2041. When completed, the Strategic Housing Needs Assessment will inform the final Housing Requirement.

5.57 To maintain flexibility in the supply of sites throughout the plan period, it is proposed to retain a 20% supply buffer. Adopting this approach and considering existing supply across the period 2022 - 2041, there is a shortfall of 7,966 homes in total:



Table 5

Housing Requirement 2022-41	Homes
9 years x 1000 homes (standard method)	19,000
+20% supply buffer	3,800
Total(Requirement + Buffer)	22,800
Existing Supply 2022-41	
Total completions, allocations, permissions, windfall	14,834
Shortfall	7,966

Strategic Housing Needs Assessment

5.58 The Strategic Housing Needs Assessment will assess the size, type and tenure of housing needed for different groups in the community for the City Council's area only, as neighbouring local authorities are at different stages of plan preparation and review. It will include a review of the size and type of market homes (for private sale or rent) and affordable homes required.

5.59 The assessment will identify the total need for affordable housing during the plan period and analyse whether an increase in the total housing figure included in the review of the adopted Local Plan needs to be considered to help deliver them.

5.60 The strategic housing needs assessment will also review the percentage, tenure and mix of affordable housing currently sought on developments of 11 or more dwellings. Coupled with the review of land supply and an updated viability assessment, these revised evidence base documents will determine whether a change to the current approach to affordable housing is required, feasible and justified.

5.61 The provision of affordable housing can only be sought for residential developments that are defined as 'major development' in the NPPF, other than in designated rural areas. These are described under section 157(1) of the Housing Act 1985, but there are none in the administrative area of Chelmsford. The definition of major development in the glossary of the NPPF is development where 10 or more homes will be provided, or the site has an area of 0.5 hectares. The review of the Local Plan will need to consider whether the current threshold of 11 or more homes should be changed to reflect the national threshold and test whether development on sites at the national threshold is viable.



Land Supply

5.62 The NPPF requires councils to identify land in local plans to accommodate 10% of their housing requirement figure on sites no larger than one hectare. Allocated small sites are often built out relatively quickly and need to be identified separately from the supply generated through small windfall sites. Having a good mix of site sizes helps to maintain a diverse housing supply.

5.63 Small windfall sites tend to be located within existing built-up areas which can be beneficial in terms of their access to existing services and facilities. However, the development of residential gardens can cause harm to the character of the local area. The review of the adopted Local Plan will need to consider the case for a policy to resist inappropriate development of residential gardens.

5.64 The Council needs to demonstrate that it can allocate and maintain a supply of deliverable and developable sites throughout the Local Plan period. The 2022 Strategic Housing and Employment Land Availability Assessment will be completed after the consultation on this document closes. The Council will be particularly interested to receive submissions for small sites in well-connected and sustainable locations during the current ['Call for Sites'](#).

5.65 The key outputs of the revised housing and land supply evidence base documents will be:

- To review the minimum number of homes needed using the national standard method
- To determine the size, type and tenure of housing needed for different groups in the community including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes. This will have regard to strategies and policies of the Council that have been introduced or reviewed since the Examination of the adopted Local Plan, as well as the strategic housing needs assessment
- To identify any existing relevant policies in the adopted Local Plan that are not working well
- To identify a sufficient amount and variety of land that can come forward where it is needed to meet the needs of groups with specific housing requirements
- To identify a supply of specific, deliverable site for years one to five of the plan period, including a 10% buffer to account for any fluctuations in the market
- To identify specific, developable sites or broad location for growth for years 6-10 and 11-15 of the plan period
- To identify land to accommodate at least 10% of the Housing Requirement on sites no larger than one hectare
- To identify how the Council will maintain supply and delivery of residential land over the plan period.



Proposed new policies or significant changes

5.66 Areas we may explore for new or significantly altered local policies include:

- Considering whether it is appropriate to have a higher Housing Requirement to meet the housing needs of specific groups
- Considering whether it is appropriate to include a Housing Requirement for designated neighbourhood areas
- Considering whether a different approach to the mix of market housing is required
- Considering whether the level, type and mix of affordable housing needs to change
- Incorporating a First Homes exceptions site policy
- Considering whether the threshold for Affordable Housing needs to be the same as the national standard
- Considering whether the approach to Specialist Residential Accommodation needs to be more flexible
- Consider allocating more smaller sites to meet the need to identify land to accommodate at least 10% of the Housing Requirement on sites no larger than one hectare
- Should we be considering allocating new affordable housing sites adjacent to defined settlement boundaries? Would this enable the delivery of more affordable housing?
- Considering whether it is appropriate to have a new policy resisting inappropriate development of residential gardens.

Have your say

**Q28. Do you support the approach being taken?
If you disagree, please explain why?**

Q29. Do you have any views on the Council's current housing policies and the decisions they lead to?

Q30. Should we be considering any alternative options for a housing supply buffer?



Q31. Do you have any views on the proposed ideas for new policies or significant changes?

**Q32. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

If you would like to find out more about this issue, the Council has prepared a Housing Topic Paper.

Gypsy and Traveller Accommodation

5.67 Part of our housing accommodation needs is the Gypsy, Traveller and Travelling Showpeople community. The Local Plan is required to include accommodation provision to be made for these groups, and the number of pitches/plots required in an area is established through carrying out a Gypsy and Traveller Accommodation Assessment (GTAA).

Current Plan Policies

5.68 The adopted Local Plan policies of relevance to Gypsy, Traveller and Travelling Showpeople are:

- Strategic Policy S6 – Housing and Employment Requirements
- Policy DM1 - Size and Type of Housing
- Policy DM3 - Gypsy, Traveller and Travelling Showpeople Sites
- Relevant Site Allocation Policies.

5.69 Collectively, these policies make provision for the accommodation needs of nomadic and non-nomadic Gypsy, Traveller and Travelling Showpeople.

How we are reviewing the current policies

5.70 The Planning Policy for Traveller sites 2015 remains unchanged since the adoption of the Local Plan. As set out in the latest [Authority Monitoring Report](#) (AMR), the adopted Local Plan policies generally remain consistent with the latest NPPF and national guidance. The policies have been tested through the development management process and at appeals



and have been found to be working effectively. There is, however, a need to ensure all aspects of Gypsy and Traveller needs continue to be met and the Council can demonstrate a five-year supply of sites.

5.71 An updated GTAA will need to be undertaken to assess the number of potential additional pitches and plots which may be required beyond the current adopted Plan period. This is currently being prepared. The approach in the adopted plan, to include any new pitch and plot provision within new residential site allocations, is expected to continue to ensure that sites are well related to local services and facilities, such as schools and health and welfare facilities, and to promote sustainable, inclusive communities.

5.72 A study is also underway across the whole of Essex to consider the need for any sites used for short stays by Travellers, as opposed to permanent sites. These are known as transit sites and could require updates to Policy DM3.

Have your say

**Q33. Do you support the approach being taken?
If you disagree, please explain why?**

Q34. Do you have any views on the Council's current Gypsy, Traveller and Travelling Showpeople policies and the decisions they lead to?

**Q35. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

If you would like to find out more about this issue, the Council has prepared a Housing Topic Paper.



6 Fostering growth and investment and providing new jobs

Jobs/Employment and Economic Growth

5.73 Chelmsford's economy and employment base is strong supporting around 87,000 jobs – the highest of any local Council in Essex. There are around 9,000 businesses in the area. The economy is mixed with high numbers of jobs in the retail sector, health and social work sector, professional and scientific sector and the administrative support sector. Average wage levels are also above that of the eastern region and the national average, both in terms of by place of work and by place of residence. Chelmsford also has a higher proportion of managerial and professional workers compared to regional and national averages.



5.74 Unemployment is low (around 2.5%) when compared to the eastern region and Great Britain despite the impact of the Covid-19 pandemic, reduced business revenues and an increase in home-based working. Around 85% of existing businesses have less than nine employees, and micro-businesses are growing which is increasing demand for shared facilities close to services and residential areas.

5.75 The review of the adopted Local Plan will continue to have an important role in driving and supporting sustainable economic development to deliver jobs and in maintaining a prosperous and balanced local economy.

Current plan employment policies

5.76 The current adopted Local Plan supports and encourages local economic development by allocating new sites for employment uses, protecting existing employment sites from other competing uses and encouraging the growth of the rural economy. It concentrates large new scale employment development sites as part of strategic new development sites on the edge of Chelmsford Urban Area at Beaulieu, Sandon and Chelmsford Garden Community.

5.77 The current plan also identifies growing employment sectors that are set to create new jobs over the next 20 years, including advanced manufacturing, low carbon and renewables, life sciences and healthcare, digital and creative services, financial and business services and logistics (Strategic Policy S8). It further seeks to maintain and enhance the vitality of our city, town and local centres (Strategic Policy S12). Other current Local Plan policies that relate to this topic include:

- S6 – Housing and Employment Requirements
- Policy DM4 – Employment Areas and Rural Employment Areas.



5.78 And relevant site allocation policies including:

- Strategic Growth Site Policy 3b - East Chelmsford – Land North of Maldon Road (Employment) – allocates around 5,000sqm of new Use Class B1 floorspace, or other appropriate B Use Classes
- Strategic Growth Site Policy 6 – North East Chelmsford – includes the provision of 45,000sqm of floorspace in a new office/business park providing a range of unit sizes and types.

How we are reviewing employment policies

5.79 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. These include Strategic Policy S8 and Local Policy DM4 to reflect changes to the Use Class Order.

5.80 Changes are also required to ensure that the plan continues to meet future employment needs to 2041 including potential new employment site allocation policies.

5.81 The Council will be updating its employment needs study to help identify the amount and type of employment space that needs to be provided and to inform the review of plan policies for supporting the economy and employment provision. Through this process we will also look at other emerging issues that we may wish to address. Key economic and employment related issues identified so far include:

- Providing facilities where people from different businesses can share working spaces or premises as well as supporting services
- Supporting Small and Medium Enterprises (SME) and business start-ups by providing facilities for co-working space and grow on space
- Allocating additional employment space to meet future needs identified
- Reflecting new legislation which allows the conversion from offices and light industrial premises to residential and other uses without planning permission
- Delivering a range of diverse employment sites with different employment uses to support economic growth and maintain Chelmsford's position as a diverse, well balanced and strong local economy
- Ensuring a flexible supply of land and premises for employment development in a changing employment context (including retail restructure, pandemic and changing commuting patterns etc)
- Supporting economic development in the rural areas of Chelmsford
- Supporting the growth of new sectors linked to the growth of Anglia Ruskin University such as medical technologies and to support the Essex Sector Development Strategy for other target sectors, including quantum and space
- Nurturing the growth of existing sectors such as the creative sector and tourism sector
- Supporting the growing green economy



- Ensuring that the employment opportunities in the Garden Community maximise the delivery of the adopted Garden Community Principles and support the development of 5,500 new homes
- Looking beyond the Chelmsford administrative area and embracing the opportunities presented across wider economic geographies, including the North Essex Economic Board area and London
- Requiring development and end-use Employment and Skills Plans for larger developments to align construction skills and job opportunities with training provision.

Have your say

**Q36. Do you support the approach being taken?
If you disagree, please explain why?**

Q37. Do you have any views on the Council's current employment policies and the decisions they lead to?

Q38. Do you have any views on the key economic and employment related issues identified so far?

**Q39. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

If you would like to find out more about this issue, the Council has prepared an Employment Topic Paper.



Strategic Priorities for Place



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

Community assets

5.82 Community assets are an important part of the fabric of communities. They include uses such as schools, health and recreation facilities, community halls, places of worship and arts and cultural facilities.

5.83 As well as extensive community services at a neighbourhood level, such as places of worship, community centres, health facilities and local shopping parades, Chelmsford provides many county-wide services. These include Broomfield Hospital, Essex Police Headquarters and County Courts.

5.84 Chelmsford also has a wide range of leisure services including Riverside Leisure Centre, Odeon and Everyman Cinemas and Chelmsford City Racecourse.



Current Local Plan community asset policies

5.85 The adopted Local Plan policies of relevance for community facilities include:

- Strategic Policy S6 – Protecting and Enhancing Community Assets
- Strategic Policy S9 – Infrastructure Requirements
- Strategic Policy S10 – Securing Infrastructure and Infrastructure Mitigation
- Policy DM20 – Delivering Community Facilities
- Policy DM21 – Protecting Community Facilities



- Policy DM22 – Educational Establishments
- Relevant site allocation policies.

5.86 Collectively, these seek to protect and enhance existing community facilities and ensure that they are accessible to the community. New developments must also be supported by community facilities that serve its needs.

How we are reviewing the community asset policies

5.87 Overall, the adopted Local Plan policies remains consistent with the latest NPPF and are working effectively for decision making. However, changes will be required to reflect the updated Use Class Order.

5.88 The Council will continue to work with ECC, the lead authority for education, to ensure sufficient school and nursery places are provided, arising from new development taking account of the availability of school/nursery places, the feasibility and viability of expanding provision or constructing new facilities as necessary. Wider issues such as the quality of the local environment around a school will also need to be considered. The Council will also work with the National Health Service (NHS) to identify what new healthcare is needed over the plan period such as new GP surgeries and hospitals.

Have your say

**Q40. Do you support the approach being taken?
If you disagree, please explain why?**

**Q41. Do you have any views on the Council's current community asset policies
and the decisions they lead to?**



Q42. Have we missed anything?

Where possible, please support your answer with reference to any evidence.

Design

5.89 High quality design is essential to making places more attractive, locally distinctive, sustainable and safe. Good design can help reduce and mitigate the impacts of climate change, promote healthier lifestyles and create safer and more accessible places for people to live in or visit.

5.90 Good design should use an analysis of the character and qualities of an area to create coherent and interesting places which are in keeping with their surroundings. For larger developments this may include a mix of public and private spaces, sustainable travel opportunities, climate change resilience, public realm and public art, landscaping and healthy communities. These may require the use of masterplans to ensure development is coordinated across larger areas. For all development, it should also relate to size and scale, architectural detail and materials, and overall layout.

Current Local Plan design policies

5.91 Although the overall requirements are set by design policies, the need to consider design in development is also a key feature of policies governing development in historic and rural settings.

5.92 The specific Local Plan policies of relevance for design include:

- 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 DM29 – Protecting Living and Working Environments.

How we are reviewing the design policies

5.93 The adopted Local Plan places a strong emphasis on good design in new development and is supported by the Making Places SPD. The design policies will need to be reviewed and updated to ensure they meet the newly introduced National Design Guide and National Model Design Code. These illustrate how well-designed places that are "beautiful, enduring and successful" can be achieved in practice and supports the local design guidance that



meets the priorities of local communities. Policy changes may include adding aspects of the revised guidance to planning policy, ensuring appropriate cross-referencing, and potential additional policy areas.

5.94 Some policies may also require updating/strengthening and additional policies may be explored to better deliver this strategic priority or to make them more effective.

Proposed new policies or significant changes

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

- **Health Impact Assessments (HIAs) for larger development proposals**
HIAs are used to demonstrate that new development would make a positive contribution to the physical and mental health of the local community. HIAs are currently a validation requirement on large strategic housing site allocations, however, we could highlight this in the supporting text of large strategic housing site allocations to help support this Strategic Priority.
- **Healthy Places**
Explore how we can bring the objectives of the Council's [Livewell Development Accreditation](#) into planning policy. This scheme encourages developers to promote the physical and mental health of residents when designing and building new developments.
- **Housing density standards**
Consider whether it is appropriate to set standards for the density of residential development, potentially as a means to support extra housing development but also to improve design standards.
- **Design Codes**
A design code is a set of detailed design requirements for the physical development of a specific site or location. The current Local Plan encourages design codes for strategic scale developments or for developments containing self-build/custom build homes. We could include a new policy or strengthen existing policies to require design codes on all major development sites. We could also consider preparing specific design codes that cover specific parts of the plan area.

Have your say

**Q43. Do you support the approach being taken?
If you disagree, please explain why**



Q44. Do you have any views on the Council's current design policies and the decisions they lead to?

Q45. What would you consider to be 'beautiful' in terms of development?

Q46. Do you have any views on the proposed ideas for new policies or significant changes?

**Q47. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

If you would like to find out more about this issue, the Council has prepared a Health and Wellbeing Topic Paper.



8 Delivering new and improved infrastructure to support growth

Infrastructure

5.96 Infrastructure can include any structure, building, system facility and/or provision required by an area for its social, economic or wellbeing function. New development can place additional demand upon existing infrastructure and services including the local and strategic transport network, healthcare, open spaces and education provision.

5.97 Infrastructure is important to supporting the community and the economics of a place. Transport infrastructure for example allows residents to travel and connect to their place of employment or education. Open spaces allow residents to interact with nature and the outdoors but is also a way to protect and enhance areas for wildlife areas and ecological networks. The provision of appropriate and timely infrastructure to support growth is important to the continuing prosperity, attractiveness and sustainability of Chelmsford.



Current plan infrastructure policies

5.98 The adopted Local Plan policies of relevance to infrastructure include:

- Strategic Policy S9 Infrastructure Requirements
- Strategic Policy S10 Securing Infrastructure and Impact Mitigation
- DM20 – Delivering Community Facilities
- DM21 – Protecting Community Facilities
- DM22 – Education Establishments
- Relevant site allocation policies.

5.99 Collectively, these policies ensure that planned new development is served by any necessary new/improved infrastructure it needs and that infrastructure is secured in a timely way. They also ensure that the infrastructure is coordinated and planned with relevant providers.

5.100 Alongside the adopted policies, Chelmsford has an adopted Community Infrastructure Levy (CIL) and Planning Obligations SPD (2021) which continues to be applied to appropriate new development and publishes an annual Infrastructure Funding Statement. The Government is proposing national changes and introducing a new Infrastructure Levy. We will need to monitor the introduction of these proposals and make changes where necessary to our policies.



How we are reviewing infrastructure policies

5.101 The adopted Local Plan infrastructure policies will need to be updated to meet infrastructure requirements to support new development growth up to 2041. This will be informed by an updated Infrastructure Delivery Plan (IDP) and Viability Study. The IDP will identify key infrastructure needs, costs and any gaps in funding. It will also consider the funding mechanisms required to secure infrastructure in a timely manner and facilitate growth. Policies will also need to reflect any new infrastructure policy requirements in the plan.

5.102 There is an expectation that future infrastructure needs are likely to be at a community scale, for example, electric vehicle charging and primary education and early years in the City Centre. However, depending on the preferred Spatial Strategy, for example if another Garden Community were proposed, it would require some City-wide strategic infrastructure such as secondary school, sports facilities, and new employment to support such development.

5.103 The review of the adopted Local Plan is also expected to strengthen some areas to reflect the updated Vision and Strategic Priorities in relation to securing infrastructure such as to secure biodiversity net gain, strengthen health and wellbeing measures and facilities, and place stronger emphasis on improving sustainable and active travel infrastructure and opportunities.

5.104 In this regard, we will explore opportunities to support active and sustainable projects delivered outside the planning system with delivery partners such as Essex County Council to deliver short, medium and long-term initiatives.

5.105 As part of the process of preparing the review of the adopted Local Plan, we will ensure the amount of on-site infrastructure and contributions that the Council can require of new development do not affect development viability (what the development can afford to provide when taking into account development costs). We will be commissioning an updated Viability Study to help us set any new policy requirements at a level that is viable for new development to go ahead, and which considers the combined viability effects of all policies in the Local Plan.

Have your say

**Q48. Do you support the approach to be taken?
If you disagree, please explain why?**



Q49. Do you have any views on the Council's current infrastructure policies and the decisions they lead to?

**Q50. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

If you would like to find out more about this issue, the Council has prepared an Infrastructure Topic Paper.

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

Retail and Designated Centres

5.106 Chelmsford City Centre is a sub-regional shopping centre, providing a range of shops and services to meet the needs of the wider area. It is important to ensure that the centre continues to evolve and improve over the plan period.

5.107 Apart from Chelmsford City Centre, retail services are focused in South Woodham Ferrers Town Centre and the Principal Neighbourhood Centres. This is complemented by a large number of local neighbourhood centres spread across the urban area and larger villages.



Current plan retail policies

5.108 Current retail policies are listed below:

- Strategic Policy S6 – Housing and Employment Requirements
- Strategic Policy 12 – Role of City, Town and Neighbourhood Centres
- DM5 Primary and Secondary Frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and Upper Floors
- Relevant site allocation policies.



5.109 The adopted policies make provision for new convenience (food) retail floorspace in Chelmsford City Centre, designated centres with Chelmsford Urban Area and South Woodham Ferrers. They also promote the continued strengthening of Designated Centres. Policy DM5 seeks to limit the number and distribution non-Class A1 uses within primary and secondary frontages as well as within Designated Centres.

How we are reviewing retail policies

5.110 The retail policies in the adopted Local Plan need to be updated to reflect the changing nature of the high street and town centres, the impact of the Covid-19 pandemic and the Government's recent changes to use classes and permitted development rights.

5.111 Due to the changes to the Use Class Order, a more flexible approach to what constitutes acceptable city and town centre uses is likely to be required focusing not only on retail, but also a range of other uses including leisure, education, employment and residential.

5.112 Maintaining vibrant and vital centres and encouraging footfall will be a key aspect of new policies, whilst also recognising that there has to be a wide range of uses, including residential, in our centres.

5.113 The local impact threshold in Policy S12 will be reviewed to ensure that it remains suitable in supporting the overall health and function of existing retail centres. We will also consider whether the primary and secondary frontages need to be retained in light of changes to the Use Class Order.

5.114 The updated retail and leisure need study will help to inform this work, alongside responses to this consultation.

Have your say

**Q51. Do you support the approach to be taken?
If you disagree, please explain why?**

Q52. Do you have any views on the Council's current retail policies and the decisions they lead to?



Q53. Have we missed anything?

Where possible, please support your answer with reference to any evidence.

Encouraging resilience in leisure, commercial and cultural development

5.115 Alongside encouraging and enabling growth in the leisure and cultural sector, the Council wants to create resilience in the leisure, commercial and cultural life of the City Centre, South Woodham Ferrers, neighbourhood centres and other parts of the City Council's area.

5.116 Chelmsford City Centre is the largest centre in the Local Plan area and growth in retail at Bond Street and a refurbished Riverside Leisure Centre have helped it to maintain its regional role as a shopping and leisure destination. The Covid-19 pandemic and economic downturn since 2020 threatened to change this, but there are signs of recovery as restrictions are lifted.

Current plan leisure, commercial and cultural development policies

5.117 Current leisure, commercial and cultural policies are listed below:

- Strategic Policy S5 – Protecting and enhancing community assets
- Strategic Policy S9 – Infrastructure requirements
- Strategic Policy S12 – Role of City, Town and Neighbourhood Centres
- Policy DM5 – Primary and secondary frontages in Chelmsford City Centre & South Woodham Ferrers, Neighbourhood Centres and upper floors
- Policy DM6 – New buildings 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 DM10 – Change of use (land and buildings) and engineering operations
- Policy DM20 – Delivering community facilities
- Policy DM21 – Protecting community facilities
- Relevant site allocation policies.

5.118 Collectively, these policies support new and enhanced leisure, cultural and commercial development through protecting existing assets and supporting appropriate growth in these sectors.



How are we reviewing leisure, commercial and cultural development policies

5.119 Sites allocated through the adopted Local Plan are bringing forward a range of indoor and outdoor leisure facilities including sports pitches and multi-functional community spaces. We need to ensure new site allocations provide or contribute towards provision of additional or increased provision through planning policies. It is also important to retain policies which protect existing community, recreation and cultural facilities from loss to ensure that all parts of the City Council areas remain vibrant and successful.

5.120 The updated retail and leisure needs study and Infrastructure Delivery Plan will help to inform this work, alongside responses to this consultation.

Have your say

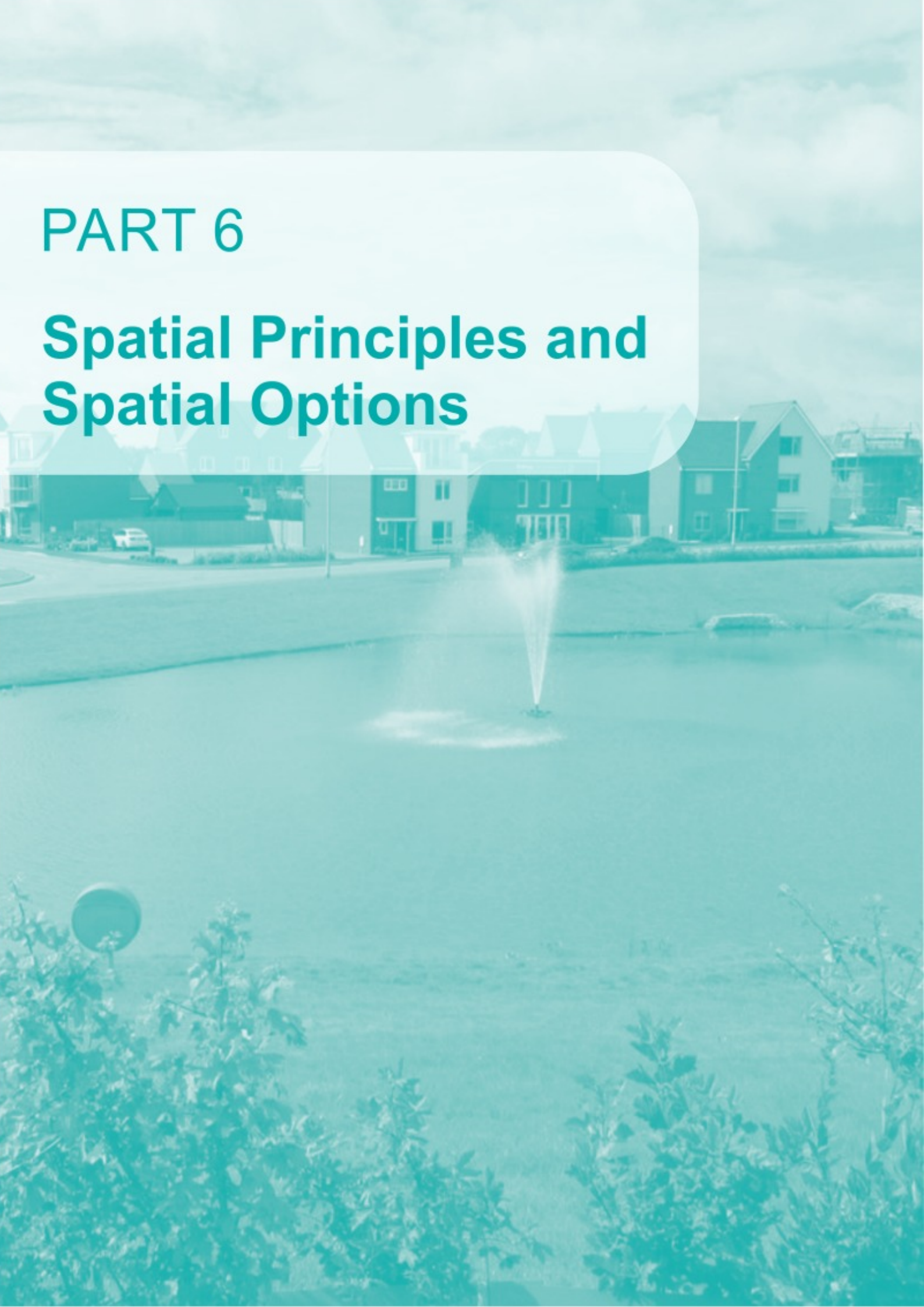
**Q54. Do you support the approach to be taken?
If you disagree, please explain why?**

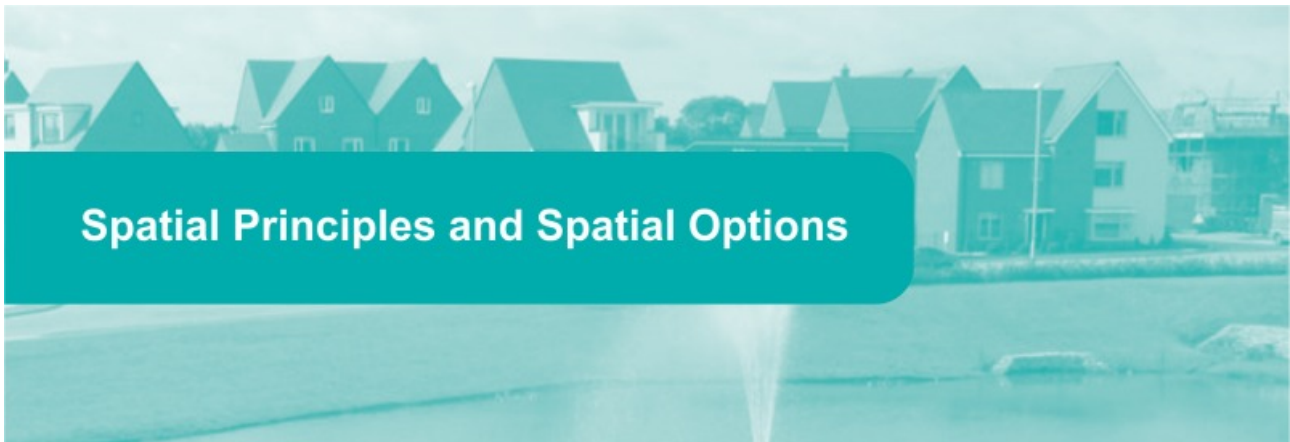
Q55. Do you have any views on the Council's current leisure, commercial and cultural policies and the decisions they lead to?

**Q56. Have we missed anything?
Where possible, please support your answer with reference to any evidence.**

PART 6

Spatial Principles and Spatial Options





Introduction

The Spatial Principles form a framework for making planning decisions and ensuring that the Local Plan focuses growth in the most sustainable locations. This applies to all areas of planning decision making, from the Strategic Policies which guide development and might impact on adjoining Council areas, to the Spatial Strategy setting Local Plan allocations, to the policies used to decide planning applications. When taken together, the Spatial Principles outline the considerations that will be used to ensure growth is planned in a sustainable way and underpin the choice of sites to accommodate growth.

Current Local Plan Spatial Principles

6.1 The Spatial Principles in the adopted Local Plan form Strategic Policy S1, and are as follows:

Table 6 Adopted Local Plan Spatial Principles

The Council will require all new development to accord with the following Spatial Principles where relevant:

- Optimise the use of suitable previously developed land for development
- Continue the renewal of Chelmsford City Centre and its Urban Area
- Locate development at well-connected and sustainable locations
- Locate development to avoid or manage flood risk
- Protect the Green Belt
- Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic environment and biodiversity
- Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements
- Ensure development is deliverable
- Ensure development is served by necessary infrastructure
- Utilise existing and planned infrastructure effectively.



How we are reviewing the Spatial Principles

6.2 Using the starting point of the proposed Strategic Priorities outlined in Part 4, and taking the above national and local priorities into account, we are suggesting minor revisions to the Spatial Principles as part of the review of the adopted Local Plan. These revised Spatial Principles are shown below:

Table 7 Proposed Spatial Principles

- 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 and enhance the renewal and 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 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.**

Have your say

**Q57. Do you agree with the proposed updates to the Spatial Principles?
If not, please give the reasons for your answer. Please refer to the Spatial Principle number in Table 7.**



**Q58. Are there any Spatial Principles you think should be added?
Where possible, please support your answer with reference to any evidence**

Spatial Strategy

6.3 The Council's adopted spatial strategy balances the need for new homes and jobs with the need to protect and enhance the area's valued environment.

6.4 The adopted Local Plan includes policies for new housing and employment development which comprise either

- strategic growth sites (over 100 homes)
- growth sites (less than 100 homes)
- employment sites or
- a Gypsy and Traveller Site.

6.5 These policies set out the amount and type of development expected to be provided and what specific supporting infrastructure and other requirements are needed for each site.

6.6 The adopted Local Plan has allocated sites for development which are now coming forward, with Masterplans being approved and planning applications decided or in progress (see Paragraph 2.42).

6.7 It focuses new housing and employment growth to the most sustainable locations by making the best use of previously developed land in Chelmsford Urban Area; sustainable urban extensions around Chelmsford and South Woodham Ferrers; and development around Key Service Settlements outside the Green Belt. Distribution of growth followed an area approach, grouping development into central and urban Chelmsford; north Chelmsford; and south and east Chelmsford.

6.8 This was demonstrated in a Key Diagram, showing the areas for protection, main transport links, the Settlement Hierarchy, and the allocated housing and employment locations.



Figure 2 Adopted Local Plan Key Diagram





6.9 It is important that we look at the development needs of the City Council area as a whole. In reviewing the Local Plan, we propose to allocate new sites and/or extend some which are already allocated, to accommodate the growth needed until 2041. As set out in Paragraph 5.57, this amounts to an additional 7,966 homes.

6.10 We will consider the following to make sure the additional growth can be accommodated:

- Some of the new site allocations proposed by this Issues and Options consultation might be developed before some which are allocated in the adopted Local Plan
- Some allocated sites in the adopted Local Plan may no longer be considered available for development or deliverable over the plan period to 2041, and may be removed
- Some site allocation policies may require updating to improve their effectiveness, to reflect changes in circumstances or to meet new national requirements or local aspirations, for example, to secure biodiversity net gain targets and three new trees for every new home.

How we are reviewing the Spatial Strategy

6.11 Our overall goal in the review of the adopted Local Plan is to make sure we meet the area's needs until 2041. Considering this as a complete strategy also means that we can ensure the necessary employment opportunities, community and social facilities are provided at new site allocations to serve new development and the existing communities.

6.12 To accommodate the additional growth identified, we have reviewed our approach - the Spatial Strategy - to see if it is the best way to distribute additional development. This is based on a range of considerations, including the following:

- Progress in delivering the existing development strategy
- National and local policy changes since the existing Local Plan was adopted
- Drivers for change and needs – population, life expectancy, demand, quality of life, forthcoming infrastructure improvements
- Policy objectives – Strategic Priorities and Vision, meeting the needs for new homes, jobs and infrastructure, whilst ensuring the natural environment is protected and enhanced
- Policy constraints – such as flood zones, utilities, minerals, Green Belt, Green Wedge, environmental considerations
- Sustainability – how close to existing facilities and services or the ability to provide or improve facilities through development
- Impact on quality of people's lives and their wellbeing
- Land availability
- Outcomes of public consultation.



Strategic Housing and Employment Land Availability Assessment (SHELAA)

6.13 We have updated the Strategic Housing and Employment Land Availability Assessment (SHELAA) to reflect these considerations. The 2022 SHELAA will be carried out after consultation on this document closes. It will aid the review of the Spatial Strategy through assessment of sites submitted in our current [‘call for sites’](#) to help identify developable and deliverable areas that may come forward to meet housing and employment requirements.

Locations for potential growth

6.14 The level of existing facilities near potential sites indicates which areas are the most sustainable for accommodating future growth. This is set out in a ‘settlement hierarchy’. The settlement hierarchy groups communities by the settlement size and services available such as schools, local shops, and community facilities. Those settlements that offer more services to the local community mean that people need to travel less to access them and are considered higher order settlements and therefore as the most sustainable.

6.15 We have reviewed the settlement hierarchy to make sure it is still appropriate and takes into account the growth which has come forward or is planned in the adopted Local Plan.

Table 8 Adopted Local Plan Settlement Hierarchy

Category	Settlement	
1. City or Town	Chelmsford, South Woodham Ferrers	
2. Key Service Settlements	Outside Green Belt Bicknacre, Boreham, Broomfield, Danbury and Great Leighs	Within Green Belt Galleywood, Runwell, Stock and Writtle
3. Service Settlements	Outside Green Belt East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place and Woodham Ferrers	Within Green Belt Highwood, Margaretting, Ramsden Heath/Downham, Roxwell and West Hanningfield
4. Small settlements	Outside Green Belt	Within Green Belt Edney Common



Category	Settlement
	Chatham Green, Good Easter, Howe Green, Howe Street, Little Baddow, Rettendon Common and Sandon

6.16 Using the considerations outlined in Paragraph 6.14, a number of potential approaches emerge for how growth might be distributed.

6.17 There are several ways that growth can be accommodated, and therefore where sites are allocated. The following are the types of locations where we might distribute growth in a sustainable way to deliver a mix of housing types and facilities to support them. None of these include areas in the Green Belt, which is not being considered for development allocations.

Growth in urban areas

6.18 Established housing areas benefit from shops, schools and community facilities.

6.19 These are considered as sustainable locations where additional development can be accommodated, to make use of existing or emerging infrastructure, or through larger extensions to provide additional facilities to serve both existing and new communities.

6.20 Locations may include infill within existing settlements, new allocations on the edge of settlements, and previously developed land.

6.21 The regeneration of previously developed land remains a priority in the NPPF and was a key part of the Spatial Strategy in the adopted Local Plan – a similar approach is proposed for this review of the adopted Local Plan. Sites in these areas are particularly sustainable due to the opportunity for development close to transport hubs, jobs, services, education, healthcare and recreation. The more homes that can be built on previously developed land, the less greenfield sites will need to be allocated.

6.22 However, many site allocations in the adopted Local Plan, on previously developed land (also known as brownfield land) in the City Centre, have come forward and there remains less land available for development. This means that development may have to be of higher density, meaning taller buildings or building smaller homes or apartments. City Centre development would probably generate the need for a new primary school and would be reliant on innovative and comprehensive approaches to sustainable transport and minimising the use of private cars.

6.23 An Urban Capacity Study will identify opportunities for redevelopment of further brownfield land in the City Centre and Urban Area. This approach has the potential to contribute towards the 10% small sites target.



Expanding allocated sites

6.24 The larger developments being built or planned for now, which were allocated in the adopted Local Plan, are also providing new facilities such as new schools, community centres, health provision, and opportunities for greener travel.

6.25 This makes these sustainable locations where additional development can be accommodated by using existing or emerging infrastructure, or through larger extensions to provide additional facilities to serve both existing and new communities.

Growth along transport corridors

6.26 The adopted Local Plan has brought forward some major infrastructure projects through the developments taking place, including the emerging Chelmsford North East Bypass with the first phase expected to open in 2024/25, and the new railway station in North East Chelmsford due to open in 2025/26.

6.27 The main north-south transport corridor (A131/A130) provides opportunities for locating growth in a sustainable way. This approach would include providing employment opportunities in these areas but recognises that many people do not work locally and therefore could provide good access to transport corridors for access to London, and north and south-east Essex. This approach may have the potential to contribute towards the 10% small sites target.

Development at larger villages

6.28 Larger villages already benefit from local community facilities such as primary schools, shops, churches and pubs, and access to transport. Medium to large village extensions would bring additional community facilities or improvements to existing ones that will benefit both new and existing communities. This approach has the potential to contribute towards the 10% small sites target.

6.29 The types of settlements in the Council area are set out in a settlement hierarchy, see Table 8. In this context, larger villages are the Key Service Settlements.

Development at smaller villages

6.30 Developments in smaller villages can help to sustain communities by providing homes that meet their community's needs, such as homes for younger people, families, and older people wishing to downsize. New residents will also support village facilities such as primary schools, shops and local community facilities. This approach has the potential to contribute towards the 10% small sites target.

6.31 The types of settlements in the Council area are set out in a settlement hierarchy, see Table 8. In this context, smaller villages are the Service Settlements.



New large settlement/garden community

6.32 Given that the Council is looking to allocate land for around 8,000 new homes, a large new settlement could be included in the mix of development types.

6.33 A large new settlement would need to be self-contained by providing its own infrastructure including jobs, education (including secondary school), health and community facilities, and transport links, but also very well linked to our existing key centres. This is commonly delivered in the form of a garden village or garden community. This approach is already being followed for allocated development at the Chelmsford Garden Community, which will include around 3,000 new homes with a wide range of supporting infrastructure in the period to 2036 with the potential for a further 2,500+ homes post 2036.

6.34 This is a long-term approach due to the time it takes to plan and build very large developments. It may not provide all the housing needed by the end of the Local Plan period in 2041 and a strategy which is over reliant of this type of development will not provide a good mix of development sites overall. Such developments should also be required to provide key infrastructure in the early phases to prevent unsustainable trips to services and facilities.

Site capacities for housing provision

6.35 The adopted Local Plan identifies housing figures for each relevant site allocation policy. These are termed as 'around' a housing number to allow for an appropriate degree of flexibility in provision, and has allowed for higher density development to be supported at site masterplan and planning application stage, where it conforms with other policies in the plan as a whole. This approach to site capacity within the adopted plan remains justified and is proposed to continue, although it will be clarified in the updated plan.

Spatial Approaches

6.36 All of these factors are taken into account when considering the pattern of growth to accommodate the additional 7,966 homes needed to 2041.

6.37 This has led to the development of five Spatial Approaches for how growth could be distributed. The approaches all set out the same amount of growth but use different elements of the locations for potential growth outlined above. These approaches have been carefully scrutinised for their impact and contribution to sustainable development through the Integrated Impact Assessment, and also on their traffic impact, how they meet needs for providing additional facilities, and using other evidence such as air quality, landscape and other environmental considerations. Delivering a sustainable approach to development over the plan period is a key consideration.

Locations for employment growth

6.38 As discussed in Paragraph 5.81, the Council will be updating its employment needs assessment to help identify the amount and type of employment space that needs to be



provided in the plan area to 2041. The location of potential new strategic employment areas will be explored as part of developing the spatial strategy in the Local Plan Review – Preferred Options document. This will consider areas co-located with strategic housing growth, mixed use developments and stand-alone sites to meet a specific employment sector requirement.

Green Belt

6.39 National planning policy makes clear that Green Belt boundaries should only be altered in exceptional circumstances which need to be fully evidenced and justified. We believe that the additional development requirements needed through the review of the adopted Local Plan can be sustainably delivered at locations outside the Green Belt. These areas also have significant infrastructure improvements planned as part of the adopted Local Plan. As such, we do not believe that there are exceptional circumstances which would warrant a departure from national planning policy. Therefore, none of the Spatial Approaches would require a review of the Green Belt.

Chelmsford Garden Community

6.40 The adopted Local Plan allocates a site for a new garden community at North East Chelmsford (Strategic Growth Site Policy 6). This is nationally recognised by the Government and is supported by Homes England and will follow the Town and Country Planning Association (TCPA) Garden City Principles.

6.41 The adopted Local Plan has already allocated 3,000 homes and 45,000sqm of employment space to be delivered on this site by 2036, but the allocated site is large enough to accommodate around 2,500 further homes. The garden community developer consortium is currently finalising a Development Framework Document (strategic masterplan) for 5,500 homes across the whole site. We believe there is the potential to extend the existing site allocation to accommodate further development. Therefore, the housing numbers contained within the Spatial Approaches are in addition to the 3,000 new homes planned for in the adopted Local Plan.

Integrated Impact Assessment of the Spatial Approaches

6.42 As the Local Plan is reviewed, the Integrated Impact Assessment (IIA) will assess all its strategic priorities and the policies which flow from them to ensure they are compatible with the assessment framework.

6.43 The Spatial Approaches have been assessed against the IIA objectives. This shows that the key likely significant sustainability effects (whether positive, neutral, or negative) associated with the Spatial Approaches relate to:

- **Housing:** Realising the delivery of homes to help meet local and sub-regional demand, including affordable housing need.
- **Economy:** The provision of employment land will support economic growth across Chelmsford, delivering jobs and supporting regeneration and investment.



- **Sustainable Living and Revitalisation:** Delivery of continued and enhanced health of urban areas through brownfield land use, economic growth, infrastructure and service provision and investment in the public realm generally.
- **Health and Wellbeing:** The provision of more and a wider range of services associated with population growth.
- **Land Use and Landscape:** Reflecting the permanent loss of these resources to urban development.

6.44 All of the Spatial Approaches are capable of delivering housing and employment 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. For all approaches, water resource use is an issue, reflecting regional local supply deficits.

6.45 The uncertainties and negative effects emphasise the importance of monitoring to help design and implement mitigation measures which would help improve the performance of all approaches - notably in respect of air quality, biodiversity, climate change and health and wellbeing.

Sustainable accessibility mapping and appraisal of the Spatial Approaches

6.46 As the Local Plan is reviewed, transport modelling and transport evidence will evolve. To inform this Issues and Options Consultation Document, Essex County Council, as Highways Authority, have carried out a sustainable accessibility mapping appraisal of the Spatial Approaches. The appraisal has assessed the broad accessibility and connectivity of locations, such as access to public transport and broadband. These appraisals will continue to be updated through each stage of producing the Local Plan and will include traffic modelling at the appropriate stage. Alongside other pieces of evidence, this will help the Council to determine specific development sites.

6.47 Full details of the methodology are set out in the appraisal. A summary of the conclusions it reaches on the five Spatial Approaches is set out below. It should be noted that the appraisal assesses the current accessibility and connectivity of the locations and at this stage does not take into account future uncommitted infrastructure improvements which might come forward to support new development.

6.48 With a focus on housing development in the Chelmsford Urban Area and North East Chelmsford, Approach B is shown to make the most of the good levels of sustainable accessibility in these locations and therefore ranks a clear first in the comparison of Spatial Approaches.

6.49 Approach A and C have near identical scores, ranking second and third respectively, with the difference brought about by the allocation of housing proposed in the smaller service settlements for Approach C.



6.50 Approach D ranks fourth due to the allocation of housing in more rural settlement areas with limited sustainable accessibility. However, the score is not dissimilar to Spatial Approach A and C, owing to the larger number of dwellings proposed in North East Chelmsford.

6.51 Finally, Approach E ranks fifth in this assessment given the focus of housing on the proposed Hammonds Farm site. However, it should be noted that this is an appraisal of the current position, and it is likely that potential strategic scale development at the Hammonds Farm site, would introduce a good level of public transport and active mode provision to the area which would significantly improve its accessibility.

Important Note

The feedback received during the consultation on this document will be key to deciding which approach to follow, and it is likely that the preferred approach might not be one of the five listed, but a combination of the most sustainable and deliverable elements. The consultation is not a vote on which specific location is the most or least popular, but a way of assessing issues and finding the most sustainable overall strategy for delivering the area's needs.

The indicative number of homes shown for each location is based on an initial assessment of high-level constraints and opportunities for each location. This will be refined and informed by the results of the consultation and the emerging Local Plan evidence base.



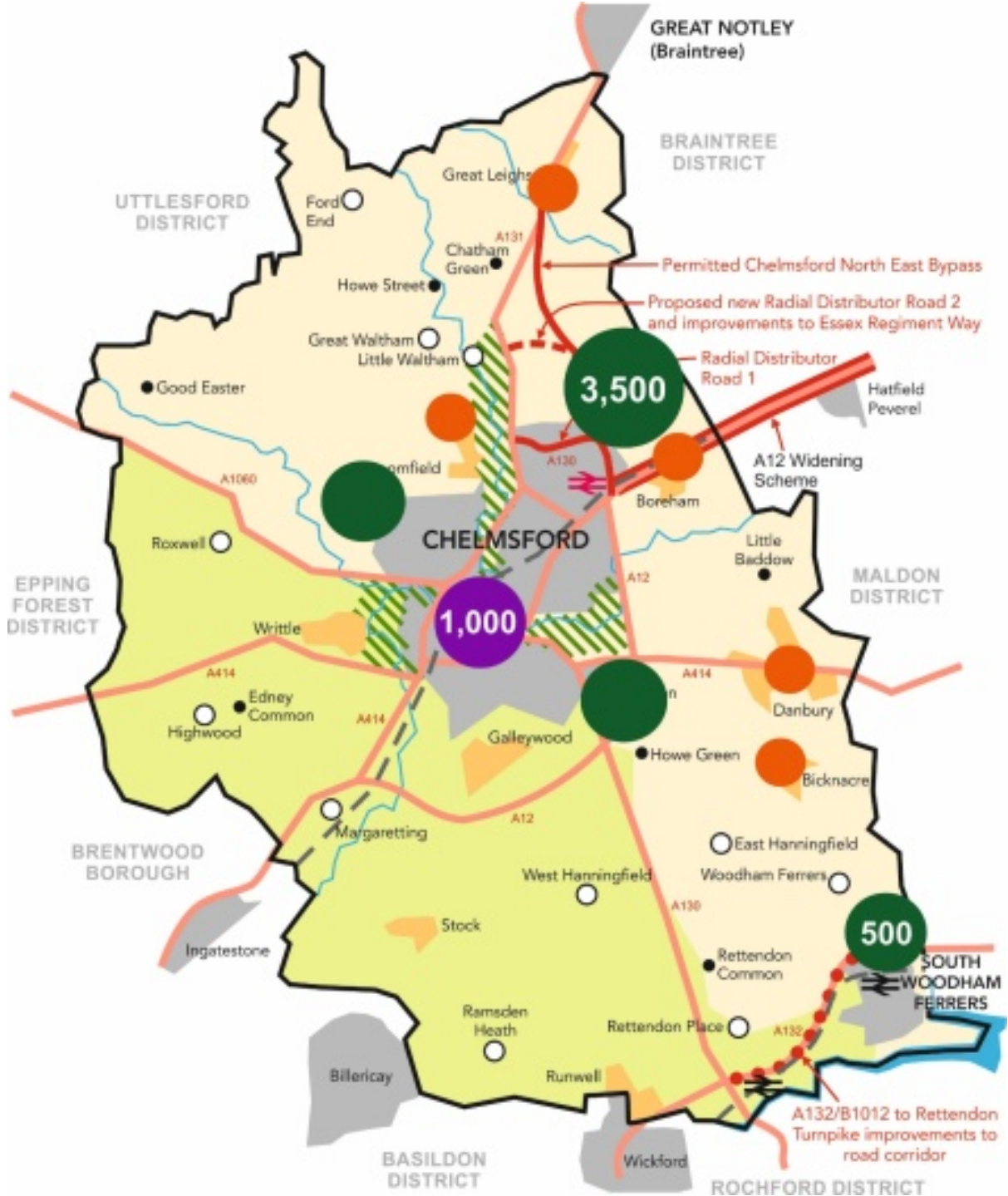
Approach A – Growing the existing strategy

6.52 This continues the approach already being used in the adopted Local Plan, with new allocations on previously developed land and at larger villages and expanding allocated sites.

Location type	Where	Indicative number of new homes
Growth in urban areas	Chelmsford City Centre and Urban Area	1,000
Expanding allocated sites	North East Chelmsford Garden Community	3,500 (in addition to 3,000 within adopted Local Plan)
Expanding allocated sites	South Woodham Ferrers	500
Expanding allocated sites	West Chelmsford and East Chelmsford	1,500 in total across the two areas
Development at larger villages	Bicknacre, Boreham, Broomfield, Danbury, Great Leighs	1,500 in total across the listed areas



Approach A - Growing the existing strategy





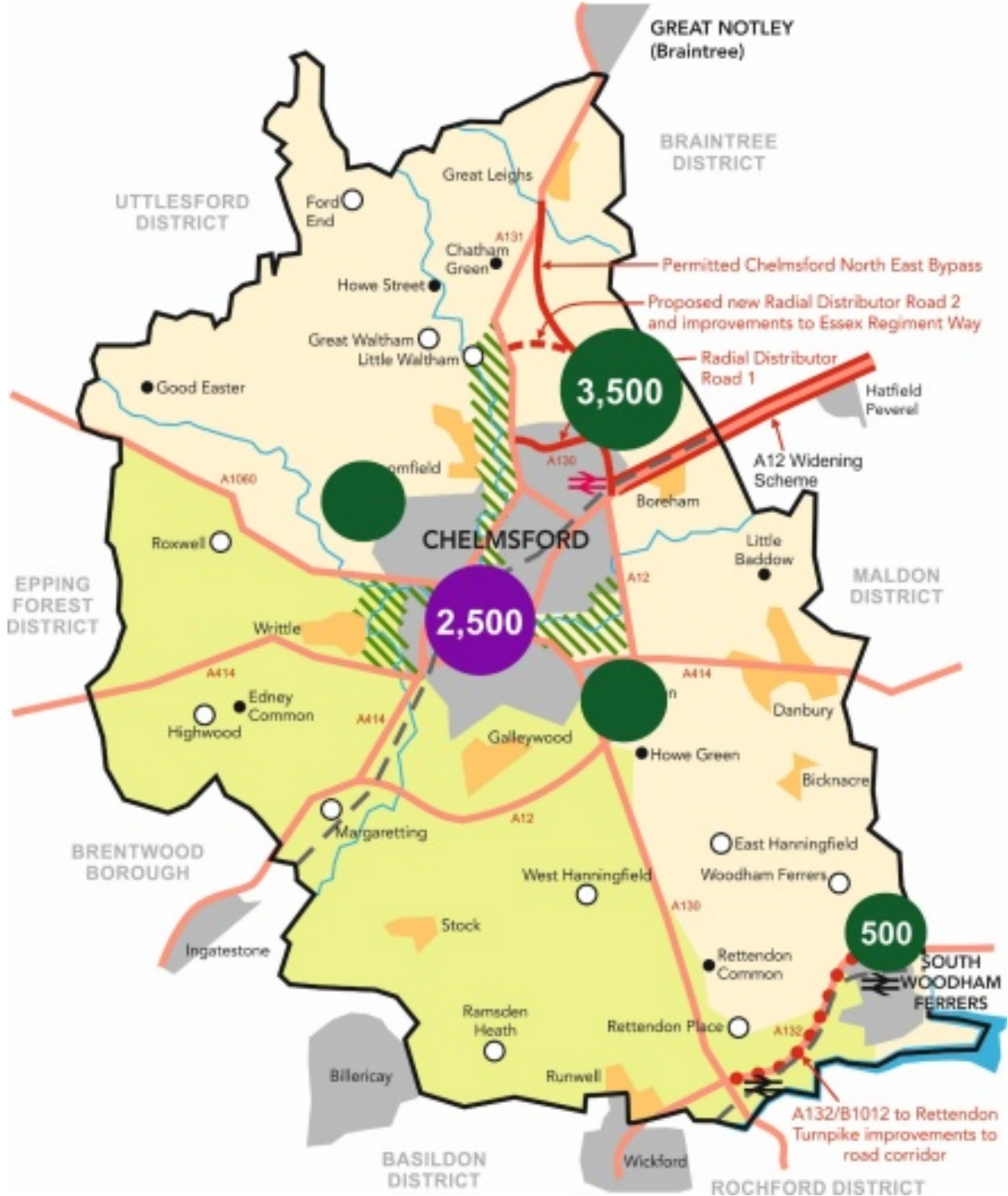
Approach B – Concentrating growth in urban areas

6.53 This continues the approach already being used in the adopted Local Plan, but maximises development in the City Centre, urban area and expanding allocated sites.

Location type	Where	Indicative number of new homes
Growth in urban areas	Chelmsford City Centre and Urban Area	2,500
Expanding allocated sites	North East Chelmsford Garden Community	3,500 (in addition to 3,000 within adopted Local Plan)
Expanding allocated sites	South Woodham Ferrers	500
Expanding allocated sites	West Chelmsford and East Chelmsford	1,500 in total across the two areas



Approach B - Concentrating growth in urban areas





Approach C – Exploring a wider strategy

6.54 This continues the approach already being used in the adopted Local Plan, with new allocations on previously developed land and at larger villages and expanding allocated sites. In addition, it proposes some development at smaller villages.

Location type	Where	Indicative number of new homes
Growth in urban areas	Chelmsford City Centre and Urban Area	1,000
Expanding allocated sites	North East Chelmsford Garden Community	3,500 (in addition to 3,000 within adopted Local Plan)
Expanding allocated sites	South Woodham Ferrers	500
Expanding allocated sites	West Chelmsford and East Chelmsford	1,500 in total across the two areas
Development at larger villages	Bicknacre, Boreham, Broomfield, Danbury, Great Leighs	1,000 in total across the listed areas
Development at smaller villages	East Hanningfield, Ford End, Great Waltham, Little Waltham, Rettendon Place, Woodham Ferrers	500 in total across the listed areas



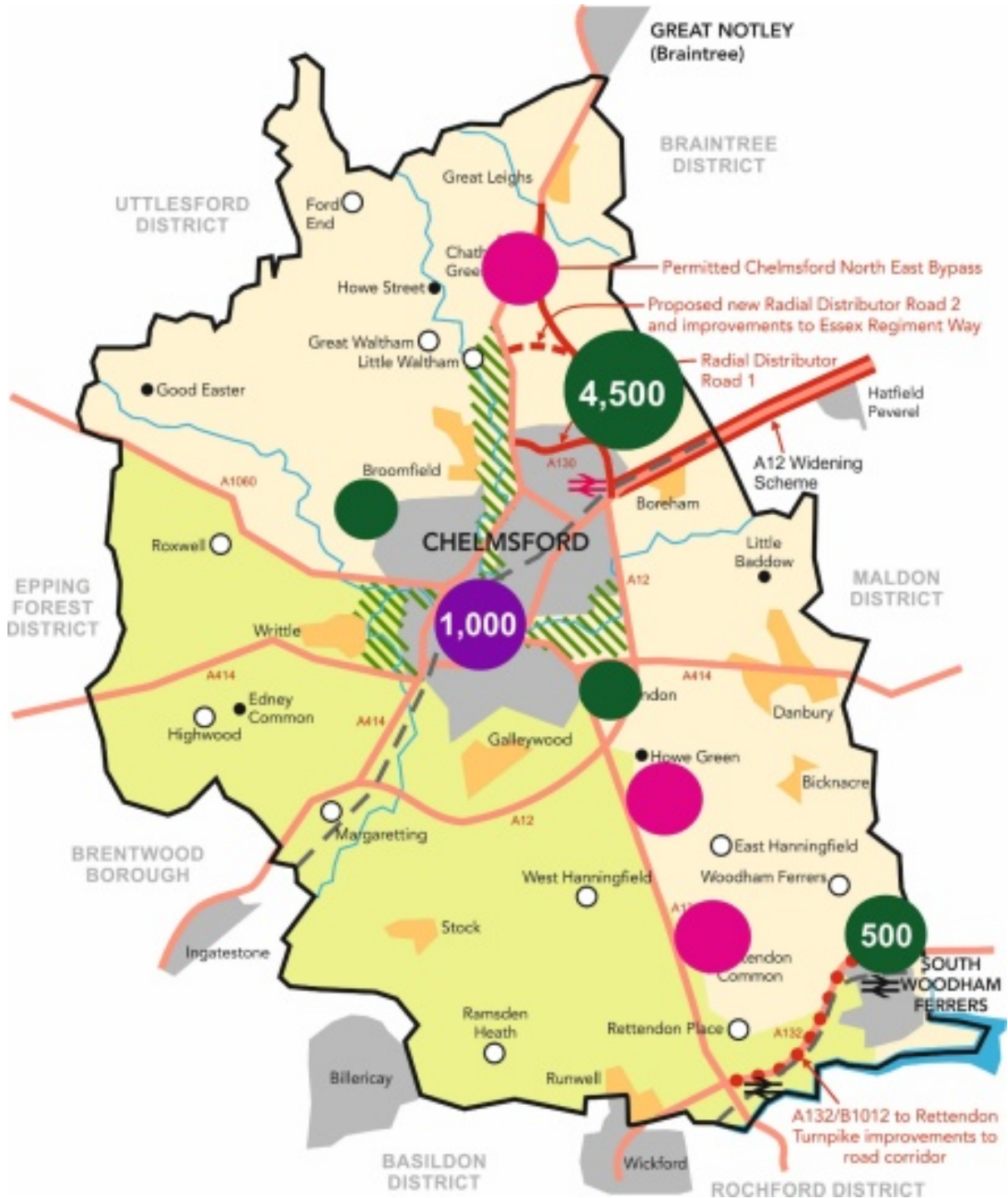
Approach D – Exploring growth along transport corridors

6.55 This continues the approach already being used in the adopted Local Plan, with new allocations on previously developed land and expanding allocated sites including maximising growth at Chelmsford Garden Community. In addition, it proposes some growth along main transport corridors.

Location type	Where	Indicative number of new homes
Growth in urban areas	Chelmsford City Centre and Urban Area	1,000
Expanding allocated sites	North East Chelmsford Garden Community	4,500 (in addition to 3,000 within adopted Local Plan)
Expanding allocated sites	South Woodham Ferrers	500
Expanding allocated sites	West Chelmsford and East Chelmsford	500 in total across the two areas
Growth along transport corridors	Chatham Green, Howe Green, Rettendon Common	1,500 in total across one or more of the listed areas



Approach D - Exploring growth along transport corridors





Approach E – Exploring a new settlement

6.56 This continues the approach already being used in the adopted Local Plan, with new allocations on previously developed land and expanding the Chelmsford Garden Community. In addition, it proposes a large new settlement/garden community.

Location type	Where	Indicative number of new homes
Growth in urban areas	Chelmsford City Centre and Urban Area	1,000
Expanding allocated sites	North East Chelmsford Garden Community	3,000 (in addition to 3,000 within adopted Local Plan)
New large settlement/garden community	Hammonds Farm (east of A12/north of A414)	4,000



Approach E - Exploring a new settlement

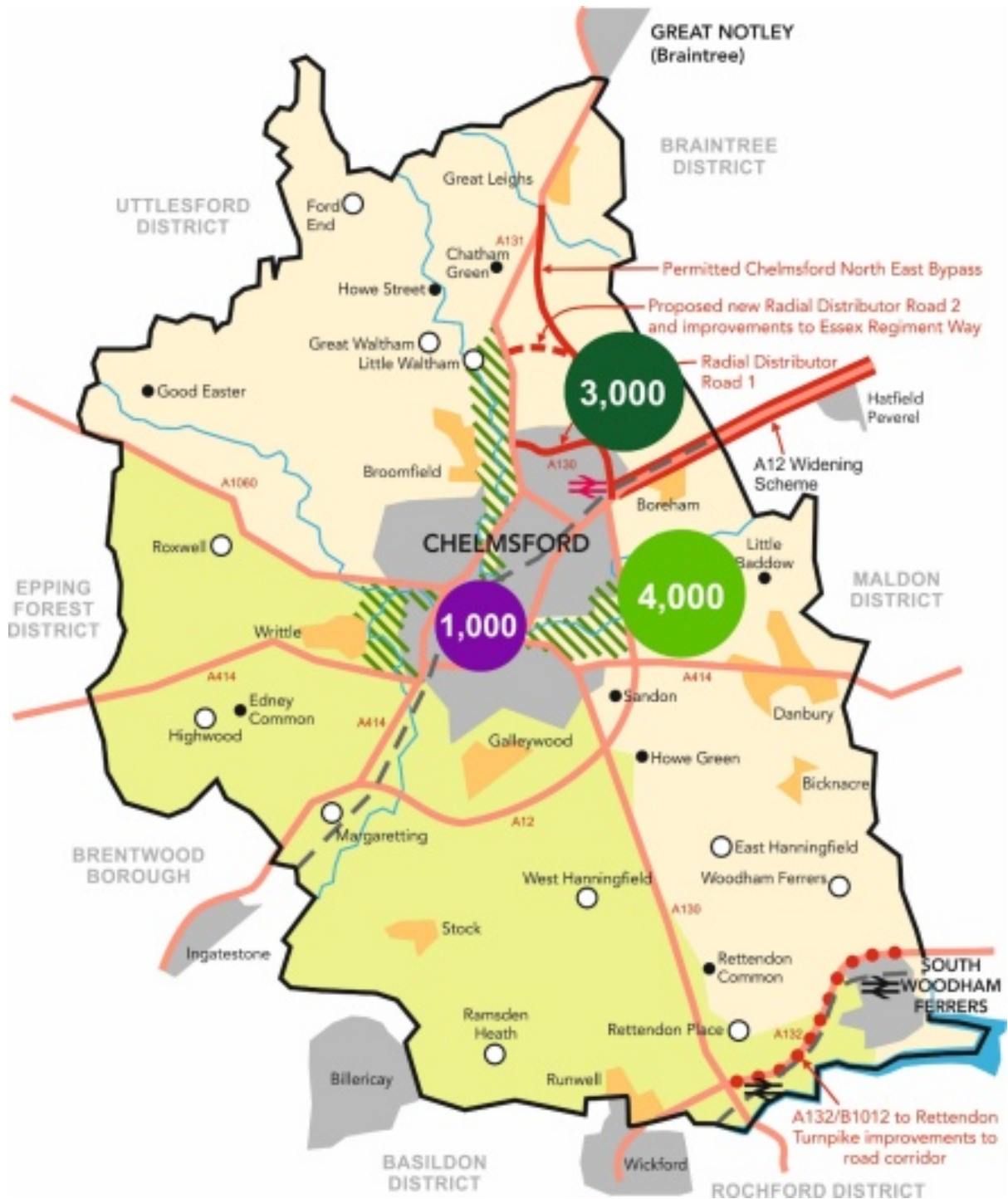




Table 9 Summary of Spatial Approaches

Location	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 Garden Community	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*	



Location	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
New Strategic Settlement/Garden Community (Hammonds Farm)					4,000

** Split across one or more locations or settlements*

*** Includes the 2,500 homes to be included in the existing allocation area but not programmed for delivery within the adopted Local Plan period up to 2036*

Have your say

Q59. Do you support the changes to the methodology and criteria note of the Strategic Housing and Employment Land Availability Assessment (SHELAA)? If you disagree, please explain why?

Q60. Do you support the approach to be taken to review the Spatial Strategy? If you disagree, please explain why?

Q61. Do you agree with the scope and classification of individual settlements within the Settlement Hierarchy? If you disagree, please explain why? Where possible, please support your answer with reference to any evidence.



Q62. How do you feel about the types of locations for potential housing development growth:

Growth in urban areas

Expanding allocated sites

Development at larger villages

Development at smaller villages

Large new settlement/garden community

Please indicate whether you strongly support, support, neither oppose or support, oppose, strongly oppose.

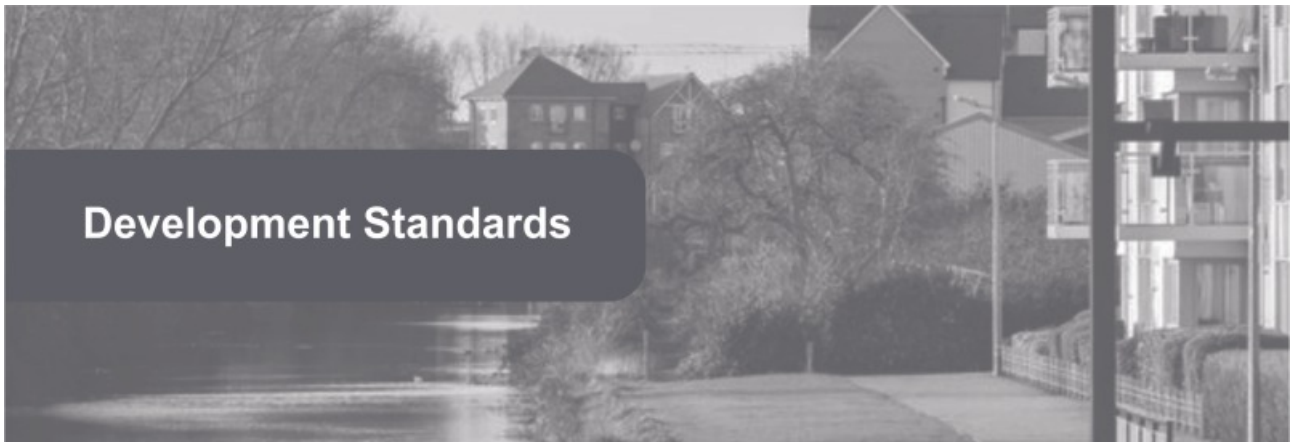
Have we missed anything?

Q63. Are there any Spatial Approaches that the Council has missed?

PART 7

Development Standards





Development Standards

Introduction

7.1 Development standards are set out in Appendix B of the adopted Local Plan. They are standards that normally apply to all new residential development including conversions, apartments, houses, Houses in Multiple Occupation, and extensions. They seek to ensure that new development will meet the needs of their occupiers, minimise the impact of new developments on adjacent occupiers and encourage recycling.

7.2 The standards originate from different places such as the Building Research Establishment, Building Regulations and statutory guidance sitting alongside Building Regulations, Essex Design Guide, our latest Open Space Study and advice from the Recycling Team.

How we are reviewing the development standards

7.3 The existing standards are still considered relevant and will be taken forward in the review of the Local Plan. They will be updated to reflect policy changes, updated evidence and new information, in particular the newly introduced National Design Guide and National Model Design Code. This may include adding aspects of the revised guidance to the development standards, ensuring appropriate cross-referencing and signposting. Part 2 contains more detail on this.

7.4 We will also look at opportunities to refine the presentation of the appendix to improve its use. This will help with, for example, interpretation of tables relating to privacy and proximity standards, garden and balcony standards, and open space and will ensure adequate quality of private amenity space and natural light to the interiors.

7.5 There are unlikely to be any major changes to recycling and waste receptacles and collection frequency in the foreseeable future. However, advances in collection methods may present opportunities to review this in large-scale housing growth areas such as in Chelmsford



Garden Community. We will also consider opportunities to improve the standards for recycling and waste receptacles for flats and apartments following feedback from regular users of the adopted plan.

7.6 We will consider including other standards where appropriate, such as for boundary treatments, front gardens, recycling and waste vehicles sizes and tracking, access, retrofitting and making better use of existing buildings.

Have your say

**Q64. Do you support the approach being taken?
If you disagree, please explain why?**

Q65. Do you have any views on the Council's current development standards and the decisions they lead to?

**Q66. Are any development standards missing, should anything be changed or do some standards require further clarification to aid interpretation?
Where possible, please support your answer with reference to any evidence.**



Appendix A: List of current planning policies

Strategic Policies

STRATEGIC POLICY S1 – SPATIAL PRINCIPLES

STRATEGIC POLICY S2 – ADDRESSING CLIMATE CHANGE AND FLOOD RISK

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

STRATEGIC POLICY S6 – HOUSING AND EMPLOYMENT REQUIREMENTS

STRATEGIC POLICY S7 – THE SPATIAL STRATEGY

STRATEGIC POLICY S8 – DELIVERING ECONOMIC GROWTH

STRATEGIC POLICY S9 – INFRASTRUCTURE REQUIREMENTS

STRATEGIC POLICY S10 – SECURING INFRASTRUCTURE AND IMPACT MITIGATION

STRATEGIC POLICY S11 – THE ROLE OF THE COUNTRYSIDE

STRATEGIC POLICY S12 – ROLE OF CITY, TOWN AND NEIGHBOURHOOD CENTRES

STRATEGIC POLICY S13 – MONITORING AND REVIEW

Site Policies

STRATEGIC GROWTH SITE POLICY 1a – CHELMER WATERSIDE

STRATEGIC GROWTH SITE POLICY 1b – FORMER ST PETER'S COLLEGE, FOX CRESCENT

STRATEGIC GROWTH SITE POLICY 1c – FORMER ROYAL MAIL PREMISES, VICTORIA ROAD

STRATEGIC GROWTH SITE POLICY 1d – RIVERSIDE ICE AND LEISURE LAND, VICTORIA ROAD

STRATEGIC GROWTH SITE POLICY 1e – CIVIC CENTRE LAND, FAIRFIELD ROAD



STRATEGIC GROWTH SITE POLICY 1f – EASTWOOD HOUSE CAR PARK, GLEBE ROAD

POLICY GR1 - GROWTH SITES IN CHELMSFORD URBAN AREA

GROWTH SITE POLICY 1g – CHELMSFORD SOCIAL CLUB AND PRIVATE CAR PARK, SPRINGFIELD ROAD

GROWTH SITE POLICY 1h – ASHBY HOUSE CAR PARKS, NEW STREET

GROWTH SITE POLICY 1i – RECTORY LANE CAR PARK WEST

GROWTH SITE POLICY 1j – CAR PARK TO THE WEST OF COUNTY HOTEL, RAINSFORD ROAD

GROWTH SITE POLICY 1k – FORMER CHELMSFORD ELECTRICAL AND CAR WASH, BROOK STREET

GROWTH SITE POLICY 1l – BT TELEPHONE EXCHANGE, COTTAGE PLACE

GROWTH SITE POLICY 1m – RECTORY LANE CAR PARK EAST

GROWTH SITE POLICY 1n – WATERHOUSE LANE DEPOT AND NURSERY

GROWTH SITE POLICY 1o – CHURCH HALL SITE, WOODHALL ROAD

GROWTH SITE POLICY 1p - BRITISH LEGION, NEW LONDON ROAD

GROWTH SITE POLICY 1q – REAR OF 17 to 37 BEACH'S DRIVE

GROWTH SITE POLICY 1r - GARAGE SITE, ST NAZAIRE ROAD

GROWTH SITE POLICY 1s – GARAGE SITE AND LAND, MEDWAY CLOSE

GROWTH SITE POLICY 1t – CAR PARK R/O BELLAMY COURT, BROOMFIELD ROAD

GROWTH SITE POLICY 1u – RIVERMEAD, BISHOP HALL LANE

GROWTH SITE POLICY 1v – RAILWAY SIDINGS, BROOK STREET

STRATEGIC GROWTH SITE POLICY 2 – WEST CHELMSFORD

STRATEGIC GROWTH SITE POLICY 3a – EAST CHELMSFORD – MANOR FARM

STRATEGIC GROWTH SITE POLICY 3b – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (EMPLOYMENT)

STRATEGIC GROWTH SITE POLICY 3c – EAST CHELMSFORD – LAND SOUTH OF MALDON ROAD



GROWTH SITE POLICY 3d – EAST CHELMSFORD – LAND NORTH OF MALDON ROAD (RESIDENTIAL)

GROWTH SITE POLICY 4 – LAND NORTH OF GALLEYWOOD RESERVOIR

GROWTH SITE POLICY 5 - LAND SURROUNDING TELEPHONE EXCHANGE, ONGAR ROAD, WRITTLE

STRATEGIC GROWTH SITE POLICY 6 – NORTH EAST CHELMSFORD

STRATEGIC GROWTH SITE POLICY 7a – GREAT LEIGHS - LAND AT MOULSHAM HALL

STRATEGIC GROWTH SITE POLICY 7b - GREAT LEIGHS - LAND EAST OF LONDON ROAD

STRATEGIC GROWTH SITE POLICY 7c – GREAT LEIGHS – LAND NORTH AND SOUTH OF BANTERS LANE

STRATEGIC GROWTH SITE POLICY 7d - GREAT LEIGHS - LAND EAST OF MAIN ROAD

STRATEGIC GROWTH SITE POLICY 8 – NORTH OF BROOMFIELD

STRATEGIC GROWTH SITE POLICY 9 – EAST OF BOREHAM

TRAVELLERS SITE POLICY GT1 – DRAKES LANE GYPSY AND TRAVELLER SITE

STRATEGIC GROWTH SITE POLICY 10 – NORTH OF SOUTH WOODHAM FERRERS

GROWTH SITE POLICY 11 – SOUTH OF BICKNACRE

GROWTH SITE POLICY 12 - ST GILES, MOOR HALL LANE, BICKNACRE

STRATEGIC GROWTH SITE POLICY 13 – DANBURY

POLICY SPA1 – BROOMFIELD HOSPITAL SPECIAL POLICY AREA

POLICY SPA2 – CHELMSFORD CITY RACECOURSE SPECIAL POLICY AREA

POLICY SPA3 – HANNINGFIELD RESERVOIR SPECIAL POLICY AREA

POLICY SPA4 – RHS HYDE HALL GARDENS SPECIAL POLICY AREA

POLICY SPA5 - SANDFORD MILL SPECIAL POLICY AREA

POLICY SPA6 – WRITTLE UNIVERSITY COLLEGE SPECIAL POLICY AREA



Local Policies

POLICY DM1 – SIZE AND TYPE OF HOUSING

POLICY DM2 – AFFORDABLE HOUSING AND RURAL EXCEPTION SITES

POLICY DM3 – GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE SITES

POLICY DM4 – EMPLOYMENT AREAS AND RURAL EMPLOYMENT AREAS

POLICY DM5 – PRIMARY AND SECONDARY FRONTAGES IN CHELMSFORD CITY CENTRE & SOUTH WOODHAM FERRERS, NEIGHBOURHOOD CENTRES AND UPPER FLOORS

POLICY DM6 – NEW BUILDINGS 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 IN 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 WITHIN THE GREEN BELT, GREEN WEDGE AND RURAL AREA

POLICY DM12 – RURAL AND AGRICULTURAL/FORESTRY WORKERS' DWELLINGS

POLICY DM13 – DESIGNATED HERITAGE ASSETS

POLICY DM14 – NON-DESIGNATED HERITAGE ASSETS

POLICY DM15 – ARCHAEOLOGY

POLICY DM16 – ECOLOGY AND BIODIVERSITY

POLICY DM17 – TREES, WOODLAND AND LANDSCAPE FEATURES

POLICY DM18 – FLOODING/SUDS

POLICY DM19 – RENEWABLE AND LOW CARBON ENERGY

POLICY DM20 - DELIVERING COMMUNITY FACILITIES

POLICY DM21 – PROTECTING COMMUNITY FACILITIES



POLICY DM22 - EDUCATION ESTABLISHMENTS

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 DM29 – PROTECTING LIVING AND WORKING ENVIRONMENTS

POLICY DM30 – CONTAMINATION AND POLLUTION



Appendix B: List of consultation questions

Optional Monitoring

OM1. Are you a resident within the Chelmsford City Council area?

OM2. How did you hear about the consultation?

Challenges and Opportunities

Q1. Do you agree with the challenges and opportunities identified for the review of the adopted Local Plan? If not, please explain why. Where possible, please support your answer with reference to any evidence.

Vision

Q2. Do you agree with the proposed new Vision? If not, please give the reasons for your answer.

Strategic Priorities

Q3. Do you agree with the proposed updates to the Strategic Priorities? If not, please give the reasons for your answer. Please refer to the Strategic Priority number in Table 4.

Q4. Are there any Strategic Priorities you think should be added? Where possible, please support your answer with reference to any evidence.

Addressing the Climate and Ecological Emergency

Q5. Do you support the approach being taken? If you disagree, please explain why?

Q6. What are your views on the Council's current climate change and flood risk local planning policies and the decisions they lead to?

Q7. What are your views on the subject areas identified for new policies or significant changes to existing policy?

Q8. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Promoting smart, connected active travel and sustainable transport

Q9. Do you agree with the proposed approach being taken? If not, please give the reasons for your answer.

Q10. Do you have any views on the Council's current local planning policies of relevance to smart, active travel and sustainable transport and the decisions they lead to?



Q11. Do you have any views on the areas identified for additional or enhanced policy requirements?

Q12. Do you have any views on the proposed ideas for new policies?

Q13. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Protecting and enhancing the Natural and Historic Environment, and support an increase in biodiversity and ecological networks

Historic Environment

Q14. Do you agree with the proposed approach being taken? If not, please give the reasons for your answer.

Q15. Do you have any views on the Council's current local planning policies of relevance to the historic environment and the decisions they lead to?

Q16. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Natural Environment

Q17. Do you support the approach to be taken? If you disagree, please explain why?

Q18. Do you have any views on the Council's current local planning policies of relevance to the natural environment and the decisions they lead to?

Q19. Do you have any views on the proposed ideas for new policies?

Q20. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Ensuring sustainable patterns of development and protecting the Green Belt

Countryside

Q21. Do you support the approach to be taken? If you disagree, please explain why?

Q22. Do you have any views on the Council's current local planning policies of relevance to the countryside and the decisions they lead to?

Q23. Have we missed anything? Where possible, please support your answer with reference to any evidence.



Special Policy Areas (SPAs)

Q24. Do you agree with the proposed approach being taken? If not, please give the reasons for your answer.

Q25. Do you have any views on the Council's current Special Policy Areas and the decisions they lead to?

Q26. Are there any additional Special Policy Areas you think should be added? Where possible, please support your answer with reference to any evidence.

Q27. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Meeting the needs for new homes

Housing

Q28. Do you support the approach being taken? If you disagree, please explain why?

Q29. Do you have any views on the Council's current housing policies and the decisions they lead to?

Q30. Should we be considering any alternative options for a housing supply buffer?

Q31. Do you have any views on the proposed ideas for new policies or significant changes?

Q32. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Gypsy and Traveller Accommodation

Q33. Do you support the approach being taken? If you disagree, please explain why?

Q34. Do you have any views on the Council's current Gypsy, Traveller and Travelling Showpeople policies and the decisions they lead to?

Q35. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Fostering growth and investment and providing new jobs

Jobs/Employment and Economic Growth

Q36. Do you support the approach being taken? If you disagree, please explain why?

Q37. Do you have any views on the Council's current employment policies and the decisions they lead to?



Q38. Do you have any views on the key economic and employment related issues identified so far?

Q39. Have we missed anything? Where possible, please support your answer with reference to any evidence.

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

Community assets

Q40. Do you support the approach being taken? If you disagree, please explain why?

Q41. Do you have any views on the Council's current community asset policies and the decisions they lead to?

Q42. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Design

Q43. Do you support the approach being taken? If you disagree, please explain why?

Q44. Do you have any views on the Council's current design policies and the decisions they lead to?

Q45. What would you consider to be 'beautiful' in terms of development?

Q46. Do you have any views on the proposed ideas for new policies or significant changes?

Q47. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Delivering new and improved infrastructure to support growth

Infrastructure

Q48. Do you support the approach to be taken? If you disagree, please explain why?

Q49. Do you have any views on the Council's current infrastructure policies and the decisions they lead to?

Q50. Have we missed anything? Where possible, please support your answer with reference to any evidence.



Encouraging resilience in retail, leisure, commercial and cultural development

Retail and Designated Centres

Q51. Do you support the approach to be taken? If you disagree, please explain why?

Q52. Do you have any views on the Council's current retail policies and the decisions they lead to?

Q53. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Encouraging resilience in leisure, commercial and cultural development

Q54. Do you support the approach to be taken? If you disagree, please explain why?

Q55. Do you have any views on the Council's current leisure, commercial and cultural policies and the decisions they lead to?

Q56. Have we missed anything? Where possible, please support your answer with reference to any evidence.

Spatial Principles

Q57. Do you agree with the proposed updates to the Spatial Principles? If not, please give the reasons for your answer. Please refer to the Spatial Principle number in Table 7.

Q58. Are there any Spatial Principles you think should be added? Where possible, please support your answer with reference to any evidence.

Spatial Strategy

Q59. Do you support the changes to the methodology and criteria note of the Strategic Housing and Employment Land Availability Assessment (SHELAA)? If you disagree, please explain why?

Q60. Do you support the approach to be taken to review the Spatial Strategy? If you disagree, please explain why?

Q61. Do you agree with the scope and classification of individual settlements within the Settlement Hierarchy? If you disagree, please explain why? Where possible, please support your answer with reference to any evidence.

Q62. How do you feel about the types of locations for potential housing development growth (growth in urban areas, expanding allocated sites, growth along transport corridors,



development at larger villages, development at smaller villages, large new settlement/garden community)? Please indicate whether you strongly support, support, neither oppose or support, oppose, strongly oppose. Have we missed anything?

Q63. Are there any Spatial Approaches that the Council has missed?

Development standards

Q64. Do you support the approach being taken? If you disagree, please explain why?

Q65. Do you have any views on the Council's current development standards and the decisions they lead to?

Q66. Are any development standards missing, should anything be changed or do some standards require further clarification to aid interpretation? Where possible, please support your answer with reference to any evidence.



Glossary

Active Travel - Making journeys in physically active ways - like walking, wheeling (using a wheelchair or mobility aid), cycling, or scooting.

Affordable Housing - Affordable housing includes social rented, affordable rented and intermediate housing which is provided to specific eligible households whose housing needs are not met by the market housing on offer.

Air Quality Management Areas (AQMAs) - Areas designated by a local authority because they are not likely to achieve national air quality objectives by the relevant deadlines.

Authority Monitoring Report (AMR) - The AMR monitors the production of the Council's Local Plan Documents against the Local Development Scheme (LDS) as well as the performance and effectiveness of the Council's planning policies in delivering the key objectives of the Local Plan.

Biodiversity Net Gain (BNG) - An approach used to improve a sites biodiversity value. Most planning applications for development will be required to ensure a minimum 10% increase in biodiversity compared to prior to the development.

Brownfield Land - Land which is or has been previously developed e.g. a redundant factory, as opposed to greenfield land which has never been developed.

Buildings of Local Value - A Register of buildings, structures, features and gardens of local interest kept by a Local Planning Authority. None of these are designated heritage assets but their local historic and architectural value is recognised.

Chelmsford Urban Area - The main built-up part of Chelmsford, including the areas of Great Baddow, Springfield, Broomfield.

Community Infrastructure Levy (CIL) - A payment that is made to the Council by developers when development commences. The payment is used to fund infrastructure that is needed to serve development in the area. This can include new transport schemes, community facilities, schools, and green spaces.

Community Facilities/Assets - These include but are not limited to local shops, meeting places and community centres, sports venues, arts and cultural buildings, public houses, and places of worship.

Conservation Areas - These are designated by the local council for their special architectural and historic interest.

Convenience Goods - Food and other day-to-day items. This type of shopping is usually undertaken fairly regularly.



Defined Settlement Boundaries (DSB) - These show the extent of villages across Chelmsford. They are a recognised policy tool used to contain a settlement and protect it from unplanned extension into the countryside. Within a settlement boundary, the principle of development is usually more acceptable, whereas development is more strictly controlled in the countryside outside the settlement boundary.

Deliverability - Factors and issues which affect the ability of development proposals to proceed as planned.

Designated Heritage Asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Duty to Co-operate - This is a legal duty that requires Local Planning Authorities and other prescribed public bodies to "engage constructively, actively and on an ongoing basis" to develop strategic policies. It is a statutory test and a key issue when assessing the soundness of Local Plans.

Employment Land Review (ELR) - Employment Land Reviews are prepared to assess the likely demand for, and supply of, land for employment uses. They are used to make assessments of land currently in use for employment purposes, land currently allocated for employment purposes, and land with the potential to be suitable for employment purposes.

Evidence Base - A range of information to help the preparation of the Local Plan. These include background studies, research, surveys and feedback documents.

First Homes - A specific type of discounted market sale housing which national planning policy states should account for a minimum 25% of affordable housing secured through planning obligations.

Five-Year Housing Land Supply - Ensuring that enough homes are provided and identify enough land to maintain a steady supply of housing over the plan period. This is commonly called maintaining a Five-Year Housing Land Supply.

Future Homes Standards - A set of standards that will complement the Building Regulations to ensure new homes built from 2025 will produce 75-80% less carbon emissions than homes delivered under current regulations. Existing homes and certain home improvements will also be subject to higher standards.

Garden Community/Garden City Principles - Sites based around high standards of design and multifunctional green infrastructure, walkable neighbourhoods, integrated and sustainable transport systems, with local employment, shopping and recreation facilities, delivered through a partnership approach, involving the local community and with a clear vision.



Green Belt - Green Belt is a national planning policy designation given to land. Green belts were designated to stop the uncontrolled growth of large cities and towns. The Green Belt can include both greenfield and brownfield sites in areas with both good and poor landscape value.

Green Infrastructure (GI) - A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. GI includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens.

Greenfield Sites - Land that has not been previously developed. Greenfield sites are actually defined by the use of the land, in that they are undeveloped pieces of land. In the main, greenfield sites are outside existing built-up areas, but areas such as open spaces and residential gardens in built-up areas are considered greenfield regardless of where they are located.

Green Wedge - Green Wedges are land that the Council has designated as being important for nature conservation, recreation and access and can be either within or outside of the Green Belt.

Growth Sites - Smaller sites to accommodate less than 100 houses.

Habitat Regulations Assessment (HRA) - An assessment as to whether the new Local Plan will adversely affect any designated European Habitat sites. This will be incorporated into the Integrated Impact Assessment.

Health Impact Assessment (HIA) - An assessment used to evaluate the potential health impacts of a plan, policy or new development, to maximise the positive impacts and minimise negative impacts to the physical and mental health of the local community.

Heritage Asset - A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

House in Multiple Occupation (HMO) - A property rented out by at least 3 people who are not from 1 'household' (e.g. a family) but share facilities like the bathroom and kitchen.

Infrastructure - Any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not exclusively): footways, cycleways and highways, public transport, drainage, SuDs and flood protection, waste recycling facilities, education and childcare, healthcare, sports, leisure and recreation facilities, community and social facilities, cultural facilities, including public art, emergency services, green infrastructure, open space, affordable housing, live/work units and lifetime homes, broadband and facilities for specific sections of the community such as youth or the elderly.



Infrastructure Delivery Plan (IDP) - This document forms part of the evidence base for the Local Plan. It assesses the infrastructure capacity and needs of Chelmsford and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure, and forms the basis for assessing contributions that would be sought to meet the needs of new development.

Integrated Impact Assessment -A combined assessment of the sustainability, health and equality performance of the review plan.

Key Service Settlements - A group of larger settlements which provide a range of key services such as primary school, local employment opportunities, convenience shopping facilities, community facilities and good links by public transport.

Landscape Character Assessment - An assessment which describes the main types of landscape in an area and gives advice about the management and planning of the landscape.

Listed Building - A building is listed, on the National Heritage List for England, when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting.

Local Cycling and Walking Infrastructure Plan (LCWIP) -LCWIPs were first introduced in the Government's Cycling and Walking Investment Strategy in 2017. LCWIPs are a strategic approach to identify cycling and walking improvements required at the local level. The plans are produced by Essex County Council working closely with the district councils to deliver the plan.

Local Development Scheme (LDS) - A project plan and timetable for the preparation of the Local Development Framework or Local Plan. It can be updated and amended as necessary by the City Council.

Local Nature Recovery Strategies -An England-wide system of locally developed spatial strategies that will establish priorities and map proposals for specific actions to reverse nature's decline and provide wider environmental benefits.

Local Plan - A comprehensive document outlining the long-term vision for Chelmsford, identifying locations for delivering housing and other strategic development needs such as employment, retail, leisure, community and transport development.

Market Housing - Market Housing includes private rented and sale where prices are set in the open market.

Minerals Safeguarding Area - An area of land overlying or in the immediate vicinity of a mineral resource that is defined on a map and is recognised through policy as an area that needs consideration if a non-mineral development is submitted for determination.



National Planning Policy Framework (NPPF) - A document setting out the Government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within Planning Policy Statements, Planning Policy Guidance and Circulars. The NPPF is a material consideration in the preparation of Local Development Documents and when considering planning applications.

National Planning Practice Guidance (PPG) - Additional government planning policy guidance containing over 40 categories including Local Plans, Neighbourhood Planning and Duty to Co-operate.

Nationally Significant Infrastructure Projects (NSIPs) - These are proposals of national significance which means the Secretary of State for Business, Energy and Industrial Strategy needs to approve them, through a Development Consent Order, rather than the Council determining them.

Neighbourhood Centres - An area which contains community services and facilities which can include but are not limited to small shopping parades, educational and healthcare facilities, places of worship, and civic and green spaces.

Non-Designated Heritage - Asset Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not statutorily recognised (i.e. they are not listed, not within a Conservation Area and not part of a Scheduled Monument).

Policies Map - An Ordnance Survey based map showing where policies and designations within the Local Plan apply.

Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) - A strategy and partnership in Essex which sets out a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast.

Retail Study - The Retail Study will identify the need for new retail floorspace.

Registered Parks and Gardens - A designated heritage asset.

Rural Exception Sites - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing which seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Scheduled Monument - An historic building or site that is included in the Schedule of Monuments kept by the Secretary of State.

Self-build and Custom Housebuilding - The building or completion by (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals.



Sites of Special Scientific Interest (SSSIs) - Sites of Special Scientific Interest are a conservation designation denoting a protected area in the United Kingdom.

Service Settlements - The groups of settlements which have more limited services. They have primary schools, but do not have the range of other services and facilities that are found at the Key Service Settlements.

Small Settlements - The smallest group of settlements in the district which have relatively limited services and facilities.

South Woodham Ferrers Urban Area - The main built-up part of South Woodham Ferrers Town.

Spatial Principles - These set out how the Local Plan will achieve its vision for the future growth and change of Chelmsford. Spatial principles will manage and accommodate this growth by outlining how support infrastructure will be secured, and ensuring that growth is focused in the most sustainable locations.

Strategic Priorities - These 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.

Spatial Strategy - An approach to delivering the vision for Chelmsford. It sets out the amount and location of new development, and how places will change and be shaped throughout the Plan period and beyond.

Special Policy Areas - The Special Policy Area (SPA) designation enables the operational and functional requirements of these large facilities and institutions to be planned in a strategic and phased manner.

Standard Methodology - The national standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The standard method identifies a minimum annual housing need figure.

Strategic Flood Risk Assessment (SFRA) - This provide an overview of flood risk from all sources within a defined area and provides general guidance on flood risk and issues associated with flooding for the area being studied.

Strategic Growth Sites - Large sites to accommodate 100 or more houses.

Strategic Housing and Employment Land Availability Assessment (SHELAA) - A technical assessment of sites, land and buildings that may have the potential for future development (housing, employment, community etc.). The SHELAA does not allocate new development as this is a matter for the City Council to decide through the Local Plan and/or through the planning application process.



Supplementary Planning Documents (SPDs) - Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal/Strategic Environmental Assessment (SEA) - Assessment of the social, economic, and environmental impacts of the policies and proposals contained within a development plan document. This is contained with the Integrated Impact Assessment.

Sustainable Development - Commonly defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS) - This is a natural approach to managing drainage by slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk, and reducing the risk of the runoff causing flooding.

Sustainable Transport - Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Use Classes - The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Planning permission is generally required to change from one use class to another, although there are some exceptions.

Vision - Aspirations for what the new Local Plan could achieve or accomplish in the future.

Windfall Sites - Sites not specifically identified in the Local Plan.



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