

Cabinet Agenda

16 November 2021 at 7pm

Remote Meeting

Membership

Councillor S J Robinson (Chair and Leader)
Councillor M C Goldman (Connected Chelmsford
and Deputy Leader)

and Councillors

C K Davidson (Fairer Chelmsford)
M J Mackrory (Sustainable Development)
R J Moore (Greener and Safer Chelmsford)

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Brian Mayfield in the Democracy Team on Chelmsford (01245) 606923 email brian.mayfield@chelmsford.gov.uk

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THE CABINET

16 NOVEMBER 2021

AGENDA

PART 1 – Items to be considered when the public are likely to be present

1. Attendance and Apologies for Absence

2. Declarations of Interest

All Members must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes and Decisions Called in

Minutes of meeting on 12 October 2021. No decisions at that meeting were called in.

4. Public Questions

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Cabinet is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk at least 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting.

5. Members' Questions

To receive any questions or statements from councillors not members of the Cabinet on matters for which the Cabinet is responsible.

6. Fairer Chelmsford Items

6.1 Treasury Management Mid-Year Review

(The Treasury Management Sub-Committee on 18 October 2021 recommended that the Cabinet notes this report and seeks Council approval for it)

6.2 Revenue Monitoring 2021-22

6.3 Capital Programme Monitoring and Update

7. Sustainable Development Items

7.1 Local Development Scheme

7.2 Solar Farms Supplementary Planning Document

(The Chelmsford Policy Board on 14 October 2021 recommended that the Cabinet approve the Supplementary Planning Document)

7.3 Masterplan for Land East of Chelmsford, Site 3a – Manor Farm

(The Chelmsford Policy Board on 4 November 2021 supported the adoption of the masterplan))

8. Report from the Licensing Committee

Gambling Act Statement of Licensing Principles

9. Urgent Business

To consider any other matter which, in the opinion of the Chair, should be considered by reason of special circumstances (to be specified) as a matter of urgency and which does not constitute a key decision.

10. Reports to Council

The officers will advise on those decisions of the Cabinet which must be the subject of recommendation to the Council.

PART 2 (Exempt Items)

To consider whether to exclude the public from the meeting during the consideration of the following matters, which contains exempt information within the category of Part 1 of Schedule 12A to the Act indicated:

11. Fairer Chelmsford Items

11.1 Land Transfer for Beaulieu Station

Category: Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (Information relating to the financial or business affairs of any particular person including the authority holding that information).

Public interest statement: It is not in the public interest to release details of this report at present, on the grounds that the report contains information that is commercially sensitive and to place the information in the public realm will be detrimental to the negotiations to be undertaken by the Council.

11.2 Funding for Chelmer Waterside Investigation Works

Category: Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (Information relating to the financial or business affairs of any particular person including the authority holding that information).

Public interest statement: It is not in the public interest to release details of this report at present, on the grounds that the report contains information that is commercially sensitive and to place the information in the public realm will be detrimental to the negotiations to be undertaken by the Council.

**MINUTES OF
CHELMSFORD CITY COUNCIL CABINET**

on 12 October 2021 at 7.00pm

Present:

Cabinet Members

Councillor S J Robinson, Leader of the Council (Chair)
Councillor M C Goldman, Deputy Leader and Cabinet Member for Connected Chelmsford
Councillor C K Davidson, Cabinet Member for Fairer Chelmsford
Councillor M J Mackrory, Cabinet Member for Sustainable Development
Councillor R J Moore, Cabinet Member for Greener and Safer Chelmsford

Opposition Spokespersons

Councillors K Bentley, W Daden, S Dobson, J Galley, I Roberts, M Sismey,
M S Steel and R T Whitehead

Also present: Councillors A Davidson and G H J Pooley

1. Apologies for Absence

Apologies for absence were received from Councillors R J Hyland and R J Poulter, Opposition Spokespersons.

2. Declarations of Interest

Members of the Cabinet were reminded to declare at the appropriate time any pecuniary and non-pecuniary interests in any of the items of business on the meeting's agenda.

3. Minutes and Decisions Called-in

The minutes of the meeting on 13 July 2021 were confirmed as a correct record. No decisions at that meeting had been called in.

4. Public Questions

The following questions were asked by members of the public:

- (a) Whether anyone purchasing a season ticket to park in Hylands Park would be guaranteed a parking space and whether there would be public transport from the city centre to Hylands Park.

The Cabinet Member replied that no guarantee could be given that season ticket holders would obtain a parking space. The fact that a season ticket did not guarantee a parking space had been explained explicitly in the comprehensive Parking Consultation Report and Proposals that was published in the summer.

There had been times when the car parks had been full and it had not been possible to find a parking space. That was not good for the park or for people wanting to visit. The introduction of parking charges was likely to reduce this excess demand. That should mean there would be capacity to enable everyone who wanted to visit Hylands by car to find a space in one of the car parks.

On the question of public transport, there was a bus service to Writtle, with a stop close to Paradise Road. That was the shortest walk to the park using public transport.

Like the Council, the questioner would probably like to see a direct route from the bus station to Hylands. The Council had been doing what it could to improve public transport options and would continue to do so. However, the reality was that the Council had no control over public transport. Buses were operated by private companies who would put on a service if they believed they could make enough money to run it.

- (b) Whether there would be further consultation on the proposal within the Chelmer Waterside Development Framework to remove four of the plots at the Hill Road Allotments; and the inconsistency in the Framework of removing the four-storey apartment block (which it was stated would result in the loss of plots when in fact it did not) and replacing it with the extension of the area for the Early Years nursery, which resulted in the loss of the plots.

The Cabinet Member for Sustainable Chelmsford replied that the Framework was a high-level planning guidance document covering a large and complex site area and confirmed how the policy objectives as set out in the adopted Chelmsford Local Plan could be met. It remained necessary to look in more detail at the specific scope and impact of each development area by means of a planning application, and that would give members of the public, including allotment holders and the newly formed Allotment Association, the chance to put forward further comments on these issues. However, the further work carried out by officers for the benefit of the Framework did look more specifically at the changes needed to meet the community and housing objectives of the allocated development site and these outcomes, particularly in the case of affecting active allotment plots, were not reached lightly. There were opportunities to provide ultimately a greater number of allotment plots

and new allotment site facilities through developer contributions. The Council would be working with those allotment holders affected to find them alternative plots.

The land needs were based on a number of factors, many of which were not usually identified at this stage of planning, but officers had been asked to look more closely at those allotment site impacts to better inform the Framework document. Site specific considerations such as the position of an existing ditch and the position of the allotment site entrance, and the national design standards for Early Years Nursery facilities which required regular shape and size of site, were key constraints in terms of siting and amount and shape of land needed for the nursery. The land needed to deliver an Early Years Nursery was anticipated to result in the loss of Plot Numbers 75-77. The Council would be working with those allotment holders affected to find them alternative plots.

For many of the same reasons, this area of the site was the most suitable for the Early Years Nursery facility. The Framework outlined the opportunities to provide ultimately a greater number of allotment plots and new allotment site facilities through developer contributions to balance those impacts. This had been made possible by removing that uncultivated allotment land which was allocated for housing development and would otherwise have come forward as housing development from the Framework.

- (c) Whether a subway could be provided as part of the improvement of the Army and Navy junction; the need for the proposed new segregated cycle route into the city centre to be provided as soon as possible; the inclusion in the design of a direct cycle route on the north side of Baddow bypass to the Sandon Park development site; and the preference that cycleways be provided on both sides of Van Diemens Road.

The Cabinet Member for Sustainable Development said that the provision of a subway was a technical matter for the County Council to assess but to his mind there were several complications associated with providing one: its ramps would take up space available at ground level for roads and cycleways; a pumping system would be needed to avoid flooding; and the layout of utilities would make it complicated to construct.

During consideration of the report on this subject later in the agenda, the Cabinet Member said that officers of the City and County councils were exploring ways to provide a direct cycle route from the Sandon development to the city centre, via the Army and Navy junction.

(7.03pm to 7.15pm)

5. Members' Questions

Councillors who were not members of the Cabinet asked the following questions:

- (a) Councillor W Daden on whether the Council would respond positively to Chelmsford Hockey Club's request for its help to relocate a defibrillator outside of its clubhouse.

She also asked whether the Council would adopt a policy to encourage other sports clubs to make defibrillators easily accessible to the public

The Cabinet Member for Greener and Safer Chelmsford replied that the Council welcomed and supported any organisation that invested in a defibrillator and where appropriate made the defibrillator publicly accessible. The Council currently provided advice and guidance to organisations particularly in the sports and leisure sector and would continue to do so, including sign posting to grant schemes such as the Council's Community Grant Scheme administered by the CVS. It was not always feasible to locate defibrillators for general public access due to a number of factors, including requirement for an electricity supply and risk of vandalism, but the Council wholeheartedly supported the provisions of both the defibrillator and, where appropriate, the public accessibility of it.

Officers of the Council would shortly be meeting representatives of the Hockey Club to agree a preferred location for a defibrillator at its premises.

- (b) Councillor M Steel on whether the Council planned to repeat the Rocket O'clock campaign this year to promote the safe sale and use of fireworks.

The Cabinet Member for Greener and Safer Chelmsford said that it was the intention to build on the campaign the Council started last year. The core message would be to encourage people to either attend publicly organised events, or if they were having home fireworks to launch them during a window of time. This window of time would be determined after finding out the start times of all the local displays (which had not been established yet) and then a period of time over a couple of days would be agreed, so that they were concentrated rather than protracted over a longer period which would only prolong the disturbance for animals, pets and people with noise-sensitive conditions like anxiety, PTSD and autism.

The Council also consulted with Essex Fire & Rescue Service, as a courtesy, although their messaging would be much more focused around purely attending public displays and core firework safety tips.

A paid for social media campaign would be launched across all the platforms (Facebook, Twitter, Instagram, Tik Tok), with the above messaging and new graphics would be specially created that could be easily shared by everyone. This was planned to start in the week commencing 25 October and would run to 7 November. There would also be an article in City Life from 1 November, after Halloween. Councillors could also play a part in publicising the campaign and the safe and considerate use of fireworks.

A banner would be created for the Council's main website's home page with the core message.

- (c) Councillor S Dobson, who requested an update on the tree planting project.

The Cabinet Member for Greener and Safer Chelmsford replied that:

- 30,122 trees had been planted to date including mass woodland planting and standard/feathered trees in residential areas. In addition, 3,880 replacement whips for gapping up had also been planted. This number included all

planting on Council-owned land and parishes where the City Council organised tree planting, for example Danbury, Ford End, etc.

- The number of trees expected to be planted in the coming planting season was 16,500 plus 3,500 for gapping up. A gapping up rate of between 10% to 15% was usually expected, although with increasing seasonal extremes – very dry in 2020 and extremely wet in 2021 – this would vary year to year.
- The success rate for all tree planting areas was 87%. It tended to be lower where smaller planting stock was used in creating woodland areas, where establishment was expected to be at least 80%. These areas were planted more densely to allow for some losses before trees became established. The establishment rate for standard tree planting was 98%. There were some losses with larger tree stock, often due to vandalism. Establishment varied from site to site and there were patches which had failed on most sites, for example in particularly wet areas. To mitigate this, these were being gapped up with more wet tolerant tree species such as willows and poplar. Due to the nature of the planting, success rates for woodland tree planting should be assessed after five years rather than in the first year.
- The cost to date was £99,987 (up to spring 2021). The overall cost of the 10 year planting and aftercare programme was estimated to be £632,000.
- An aftercare programme for autumn/winter was in place and dates for volunteering sessions were on the Love Your Chelmsford website and were emailed out to volunteers direct via mailing lists. The Council employed a dedicated full time volunteer leader whose duties included coordinating the volunteers for planting and aftercare sessions. Mass woodland planting sessions were also communicated in the same way. Main tree stock deliveries were expected around the end of October until the end of November 2021.

- (d) Councillor I C Roberts on whether the Transport Assessment document published by Countryside as part of its planning application for proposed development at Strategic Growth Site 10, South Woodham Ferrers covered the whole of the development site, including that to be developed by Bellway Homes. He also asked whether reference to the current railway station as “Oaklands Meadows” station instead of South Woodham Ferrers station prevented validation of the application.

The Cabinet Member for Sustainable Development replied that Countryside had prematurely published on its website incorrect details of the planning application. These had since been removed and the City Council had requested a corrected submission. No planning application had been validated. Once validated, the planning application would be published on the City Council's website in the normal way.

- (e) Councillor J Galley on whether a leaflet or letter would be sent to those residents of Springfield likely to be directly affect by the Community Governance Review. He also asked whether there was a list of the properties that would be affected.

It was confirmed that whilst a list of the roads in question could not be provided at this stage, those residents affected by the creation of new parish councils in the

Garden Community area and Chelmer Village, and those in the Trinity and Lawns wards moving to Springfield parish, would be sent leaflets.

(7.12pm to 7.43pm)

6. The Chelmsford City Council (Parks, Sports and Recreation Grounds) (Hylands Park) (Off-Street Parking Places) Order 202* (Fairer Chelmsford)

Declarations of interest:

None.

Summary:

The report to the meeting set out the representations received to the above Order, the purpose of which was to introduce charges for car parking at Hylands Park. The Cabinet was requested to consider a number of changes to the Order which were intended to improve the financial offer for all regular users of the Hylands Park Estate whilst maintaining the objectives for introducing the Order, which were to ensure fairness between users and non-users of Hylands Park, manage parking capacity at peak times, and help reduce a budgetary shortfall due to the impact of Covid.

Options

1. To agree that the proposed Order be made as advertised; or
2. To agree that the proposed Order be made subject to modifications which result in less restrictive provisions or reduced scope; or
3. To reject the proposal and withdraw the proposed Order

Preferred Option and Reasons

In light of the representations, it was considered that Option 2, involving additional annual season ticket options and an up to one hour charge, would improve the financial offer for all regular users of the Hylands Park Estate.

Discussion

The Cabinet Member explained that the need to balance the budget in future years made it necessary for the Council to find additional sources of income. Following the advertising of the Order and having considered the representations received, modifications had been made to make it fairer to residents and non-residents in certain respects, particularly around the charges for short stay parking for residents and those for residents' and non-residents' season tickets.

The Cabinet was requested to note that there was an error in the third column of the draft Order, which referred to "cars" rather than "vehicles". This would be corrected if and when the final Order was made.

A question was asked on whether the income from the Creamfields event in 2022 at Hylands Park could be used to offset the charges proposed under the Order. The Cabinet Member said that he welcomed the event and hoped it would be successful. However, assumptions

about income from festivals and other events at Hylands were already built into the budget so Creamfields could not be regarded as a new income source. The key point to make was that it was necessary to introduce charges for parking at Hylands Park not because the Council wanted to but because it had to if it was to meet its legal obligation to practise sound financial management and balance the budget. The Cabinet Member would write to the member who had asked the question and give more detailed information on the Creamfields festival.

The point was made during discussion of the report that the modifications to the Order made the charging structure more complicated and that a simpler, easily understood set of charges would achieve the same financial aims. There were also questions on the cost of installation of the ticket equipment, the staffing requirements for enforcement, lack of clarity about parking by employees and volunteers, what the term "household" meant in the charging schedule, and the effect the introduction of the charges would have on the use of the café and shop at Hylands.

Responding to those points, the Cabinet Member said that enforcement would be carried out by officers of the South Essex Parking Partnership, as with any other parking order, and the cost would be met from the income received from penalty charge notices. He was confident that most drivers would pay the charges and that by making the charging and payment system as clear and as simple as possible the number of penalty charge notices would be kept to a minimum. There was no intention to increase the charges in the short term and future increases would be introduced in a transparent and consultative manner. The cost of installing the ticketing equipment had been reported to the Council in February 2021 and was expected to be recouped in a little under six months. The figures would be updated in next year's budget. The Council would work with the operator of the café and shop to ensure that the new parking arrangements were mutually beneficial.

The Cabinet Member concluded by saying that whilst the charging structure may appear to be complex it was fair and reasonable for residents and non-residents alike. Suggestions made at the meeting for a simpler structure would, on the face of it, reduce the income received and would favour non-residents of the city over residents. Any changes at this stage to the advertised charges that made the Order more onerous would mean that the revised proposals could not be approved by Cabinet at this meeting and would need to go through the Order-making process again.

RESOLVED that the Chelmsford City Council (Parks, Sports and Recreation Grounds) (Hylands Park) (Off-Street Parking Places) Order 202* be made as advertised, subject to:

1. The following modifications to Schedule 1 (Hylands Park Parking Places and Fees and Charges) of the proposed Order to include:
 - A charge for parking for up to one hour priced at £2.00 for residents and £3.35 for non-residents
 - A reduced rate for a 5-day season ticket for Chelmsford residents priced at £54.00 per year [instead of £60.00 per year] and £16.20 per year for a second vehicle registered at the same address
 - A 7-day season ticket for Chelmsford residents priced at £72.00 per year and £21.60 per year for a second vehicle registered at the same address
 - A 5-day season ticket for non-residents priced at £81.00 per year

- A 7-day season ticket for non-residents priced at £99.00 per year
 - Additional vehicles [to those identified above] may be registered priced at £81.00 per year for a 5-day season ticket and £99.00 per year for a 7-day season ticket irrespective of whether a resident or non-resident
2. The reference to “cars” in the third column of Appendix 4 to the report to the meeting being amended to “vehicles”.

(7.43pm to 8.25pm)

7. Chelmer Waterside Development Framework (Sustainable Development/Fairer Chelmsford)

Declarations of Interest:

None

Summary:

The Cabinet considered a Development Framework (Planning Guidance) for the sites collectively known as Chelmer Waterside, which were formally allocated for development by the Chelmsford Local Plan as Strategic Growth Site Policy 1a. The purpose of Planning Guidance was to provide site-specific direction for development sites and the document set a vision for Chelmer Waterside and guidance on design and infrastructure planning to achieve that vision. The Framework would also assist the Council with related land matters, including developer selection, land assembly and compulsory purchase.

Options:

Approve the Development Framework, with or without amendments, or not approve it.

Preferred Option and Reasons:

The Framework as presented would demonstrate a policy-compliant design approach to development to meet the housing, community and infrastructure needs as identified by the Chelmsford Local Plan; provide balanced guidance to ensure successful place-making; include appropriate environmental safeguards; and provide a strategy for enhancing canal and river usage which would benefit this development quarter and the wider City Centre.

Discussion:

In response to questions on the Framework, the Cabinet Member of Sustainable Development

- referred to the response he had given earlier to questions from the public about the impact of development on the allotments;
- said that the Council was working with the Canoe Club and Sea Cadets to find them suitable alternative sites. He also mentioned a statement from the Chelmsford Rivers and Canal Link group expressing appreciation for the improvements which had been made in the aspirations for the use of the waterways in Chelmsford and welcoming the recognition of the considerable amenity and recreational potential of

Chelmsford's rivers, which could be unlocked by joining up the waterways with a new lock;

- said that the impact on the road junctions around the development site would continue to be assessed whilst ensuring the through-traffic was discouraged; and
- stated that the Council was seeking to attract a partner to develop the site, rather than sell it to a developer, to ensure that it retained control of the development.

The Cabinet Member was also asked why there were no plans to include a new primary school as part of the Chelmer Waterside development, something which the questioner felt was necessary in view of the potential size of the development and concerns that existing schools would not be able to accommodate the additional pupils. It was asked why the Early Years facility was identified as being located in the north-east corner of the site when a central location would be more suitable, where green spaces, recreational facilities and SUDs would be located, and whether provision would be made on the site for a health facility. Further, there was concern that as this was a peninsular site, there was a risk to children of drowning.

The Cabinet Member said that Essex County Council, as education authority, had concluded that an expanded Trinity Road primary school was the most satisfactory option for meeting demand for school places from the development. It was believed that the assessment had been based on the original assumption of 1100 homes on the site but that there was sufficient flexibility in that to conclude that the demand arising from the revised figure of 1300 homes could still be met. The final number of homes would be determined later in the planning process. Including a school on the site would reduce significantly the amount of land that could be developed for housing. The location of the Early Years nursery took into account the size and impact of the building and was the most satisfactory location in terms of the overall layout and design of the development site. The details of green spaces, recreation facilities, parking and SUDS would normally be provided at a later stage in the planning process, as would measures to ensure the safety of residents and visitors to the site. Health facilities were usually provided through developer contributions and the need for them on the site would also be assessed at a later stage.

Asked whether there would be further opportunities for timely involvement of members, organisations and residents during the pre-application phase for the development of Chelmer Waterside, the Cabinet Member replied that the Council's adopted Statement of Community Involvement encouraged further public consultation by the developer on their proposals before submitting a formal planning application. Once this Framework was agreed the next stage would be putting the sites out to market and securing a developer who would then bring forward their proposals for detailed planning assessment. The Cabinet Member said that the Council could use the pre-application stage to re-engage with the local community and Members, table developer's proposals and open them up to comment. That pre-application stage consultation was typically run by the developer themselves. The formal planning application for each site would also include a public consultation which members of the public, local groups and associations and Members could comment on.

RESOLVED that the Chelmer Waterside Development Framework be approved as Planning Guidance.

(8.25pm to 8.48pm)

8. Army and Navy Sustainable Transport Package Consultation (Sustainable Development)

Declarations of Interest:

None

Summary:

The Cabinet considered a suggested response to Essex County Council's consultation on its Army and Navy Sustainable Transport Package, which included improvements for all users of the Army and Navy junction in the form of enhanced walking and cycling facilities, improved bus priority measures and two distinct new junction layout options (a Hamburger Roundabout and Separate T-Junctions); the improvement and expansion of Sandon Park and Ride; a new Park and Ride site in Widford, with two site options presented in the consultation; and additional connectivity improvements across the walking and cycling networks.

Options

Approve or amend the suggested response.

Preferred option and reasons

The suggested response set out the preferred option for the future of the Army and Navy junction and the package generally would improve the flow of traffic whilst encouraging sustainable transport.

Discussion:

Those present at the meeting generally supported the Hamburger option but concerns were expressed on the following points:

- the restriction of travel at one of the Double T junctions where traffic would be forced to use the Odeon roundabout to turn right from Van Diemens Road and Baddow Road, something that seemed to be counter-intuitive if one of the desired outcomes was to minimising traffic on Parkway;
- the bus transit times from Baddow Road and the need for better options for 36 bus users (use of the Yeomanry Way bus lane) with an alternative service put in place for Baddow residents, possibly turning right from High Street and using Yeomanry Way;
- with the proposed expansion of Sandon Park and Ride and the new developments in Sandon, the need for a direct cycleway/pedestrian footpath to the Army & Navy junction as a safer and more attractive option for Park and Cycle customers;
- concern for residents who were likely to have numerous construction vehicles passing their properties from the A12 during construction of both the junction and the developments at Sandon and whether noise, air quality and other risk mitigation would be put in place for residents on Maldon Road, Meadgate Terrace

and other roads directly affected.

The Cabinet Member said that the plan for the T junctions involved a right turn from Van Diemens Road but not from Baddow Road. The County Council was in discussions with bus companies about the routes affected by the Army and Navy scheme. City and County Council officers were also working together to find a suitable cycle route from the Sandon development to the city centre via the Army and Navy. The question of noise disturbance and air quality would be addressed at the planning application stage.

RESOLVED that the City Council's response to the Army and Navy Sustainable Transport Package consultation be as set out at paragraphs 4.2 - 4.12 of the report to the meeting and that the Director of Sustainable Communities be authorised to submit the response to Essex County Council.

(8.48pm to 8.54pm)

9. Urgent Business

There were no items of urgent business.

10. Reports to Council

None of the reports to the meeting were referred to Council.

Exclusion of the Public

RESOLVED that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the meeting for item 11 on the grounds that it involves the likely disclosure of exempt information falling within paragraph 3 of Part 1 of the Schedule 12A to the Act (information relating to the financial or business affairs of any particular person including the authority holding that information).

11. Tindal Square Improvement Scheme (Sustainable Development)

Public interest statement: It is not in the public interest to release details of this report at present on the grounds that the information on construction cost is commercially sensitive given that a preferred contractor for the scheme has not yet been appointed. It is not appropriate at the current stage of the procurement process to have the costs within the public domain in advance of that appointment.

Declarations of Interest:

None

Summary:

Having completed the detailed design and tender stages for the Tindal Square improvement scheme, the Cabinet was informed that the Council was now in a position to enter into final procurement procedures with its preferred contractor to enable the delivery of the project. The report to the meeting outlined the history of the scheme, the benefits it was likely to bring to the city centre, the programme for its construction, its cost and how it would be funded.

Options:

Agree or not to proceed with the scheme on the terms detailed in the report or amend the proposals for it.

Preferred option and reasons

The proposals detailed in the report would enable delivery of the scheme, which in turn would improve the environment of the city centre and its attractiveness to residents, visitors and businesses.

RESOLVED that

1. Cabinet agrees to proceed with the implementation of the Tindal Square Public Realm Improvement Scheme at the cost given in the report.
2. The Chief Executive, in consultation with the Leader of the Council, be authorised to approve the capital budget via the delegated authority to take urgent action and that the funding plan as set out at paragraph 4.5 of the report is approved.
3. The Director of Sustainable Communities, in consultation with the Cabinet Member for Sustainable Development, be authorised to enter into a contract with the Council's preferred contractor for the delivery of the scheme.
4. The Director of Sustainable Communities, in consultation with the Cabinet Member for Sustainable Development, be authorised to enter into an Agreement with Essex County Council to administer the contract on behalf of the City Council and to manage any required diversions of underground utilities within the highway, including, if necessary, an early commitment to placing orders up to a value of £350,000 from within the identified budget to avoid a delay in the programme running into Christmas 2022.

(8.54pm to 8.59pm)

The meeting closed at 8.59pm

Chair



Treasury Management and Investment Sub Committee

18th October 2021

Treasury Management Mid-Year Review 2021/22

Report by:
Section 151 Officer

Officer Contact:

Phil Reeves, Accountancy Services Manager (Section 151 Officer), 01245 606562,
phil.reeves@chelmsford.gov.uk

Purpose

To inform members of the Treasury Management (TM) activities undertaken in the first part of 2021/22 and to report on compliance with the approved TM Strategy.

Options

1. Accept the recommendations contained within the report
2. Recommend changes to the way by which the Council's investments are to be managed

Preferred option and reasons

Recommend the report to Council without amendment for consideration and thereby meet statutory obligations

Recommendations

That Cabinet note the contents of this report and requests that Full Council review the report and approve that no changes to the 2021/22 Treasury Strategy are required.

1. Background

- 1.1. The Council has cash to invest arising from its revenue activities, capital balances and the collection of Council Tax & Business Rates. The Council can fund its capital programme from borrowing. The activities around the management of Council cash and external borrowing are known as Treasury Management.
- 1.2. Under statute and the CIPFA Code of Practice on Treasury Management (“the Code”), members are required to receive reports on the Council’s Treasury Management (TM) activities. The report in Appendix 1 complies with the CIPFA Code of Practice and relevant Government regulations.
- 1.3. Full Council has overall responsibility for Treasury Strategy but delegates to the Treasury Management and Investment Sub Committee responsibility to monitor and recommend changes to the strategy. The Section 151 Officer of the Council is delegated responsibility to manage operational TM activities within the approved strategy.
- 1.4. Members of the Treasury Management & Investment Sub Committee have reviewed the contents of the report and recommended that the Cabinet notes its contents and seek Council approval for it.

2. Executive Summary

- No breaches of the 2021/22 Treasury Management Strategy occurred
- Interest Rates have remained low due to the Bank of England base rate staying at 0.10% resulting in projected income from cash investments being low
- Investments in three Diversified Income Funds have improved yields in 2021/22 since their establishment in late June
- The Council continues to remain internally borrowed to fund its capital investment and does not expect in 2021/22 to externalise any debt.
- The Council has a high level of liquidity as a result of cashflow uncertainties as a consequence of the Coronavirus pandemic and the level of returns from longer investments have not justified an increase in duration.
- No change to the TM Strategy is recommended for 2021/22

3. Conclusion

- 3.1. Cabinet will be asked to accept the review of the Treasury Management Activity for the period to the end of August as endorsed by the Treasury Management and Investment Sub Committee. No changes to the 2021/22 Treasury Management Strategy are recommended.

List of appendices:

Appendix 1 – Review of Treasury Management Activity (2021/22)

Background papers:

Nil

Corporate Implications

Legal/Constitutional: The report meets statutory obligations on reporting Treasury Management Activity

Financial: As detailed in the report

Potential impact on climate change and the environment:

Any fund managers will be required to consider ESG (Environmental, Social and Governance) factors in their investment process. All the fund managers would be expected to have signed up to the UN Principles for Responsible Investment (PRI). PRI argues that active participation in ESG and exercising shareholder rights on this basis can help to improve the performance of companies which may otherwise not address such concerns and so being an engaged corporate stakeholder is a more effective way to bring about change in corporate behaviour on ethical issues.

Further requirements from those identified above are not practical given the limited ability to directly influence any immediate change in the financial markets.

Contribution toward achieving a net zero carbon position by 2030: N/A

Personnel: N/A

Risk Management:

The report is part of the Council's approach to managing risks arising from Treasury Management

Equality and Diversity: N/A

Health and Safety: N/A

Digital: N/A

Other: N/A

Consultees:

Relevant Policies and Strategies:

Treasury Management Strategy 2021/22

1. Treasury Management Activity during the period 1st April 2021 – 31st August 2021

This report complies with the CIPFA Code by identifying the Council’s investments and external borrowings as at 31/08/2021 and compares treasury activity to the approved strategy.

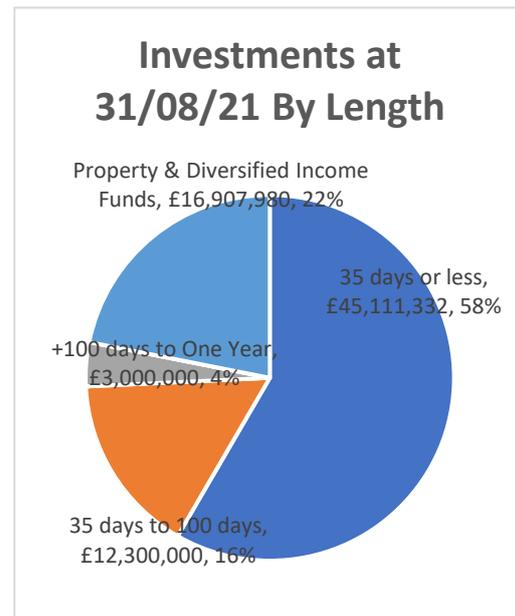
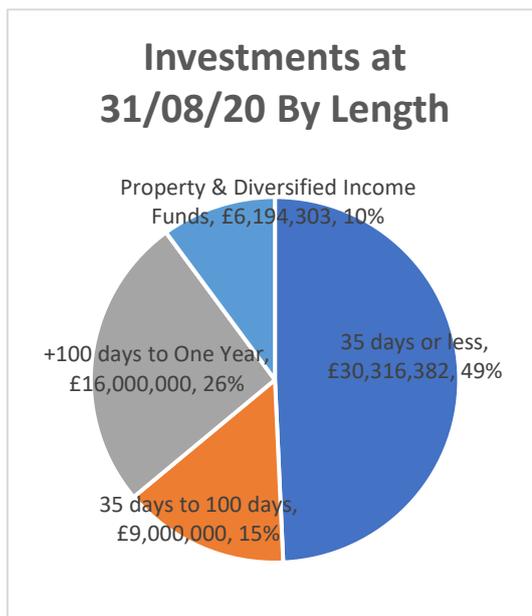
2 **Liquidity Management and borrowing**

2.1 The Council has continued to keep a significant proportion of its portfolio available for instant access and within notice accounts. This reflects the uncertain cashflow of the Council due to income losses from Covid-19 (mainly Business Rates and Sales, Fees and Charges). Also, investment returns for longer duration investments have not justified the lengthening of maturities

To assist in managing liquidity, the Council set the following target in its Treasury Management Strategy.

A minimum of £15m of all investments must be invested for periods of 35 days or Less

Outcome: The target was achieved, and officers will continue to keep the average durations of investments short until longer investment durations become worthwhile in terms of returns.



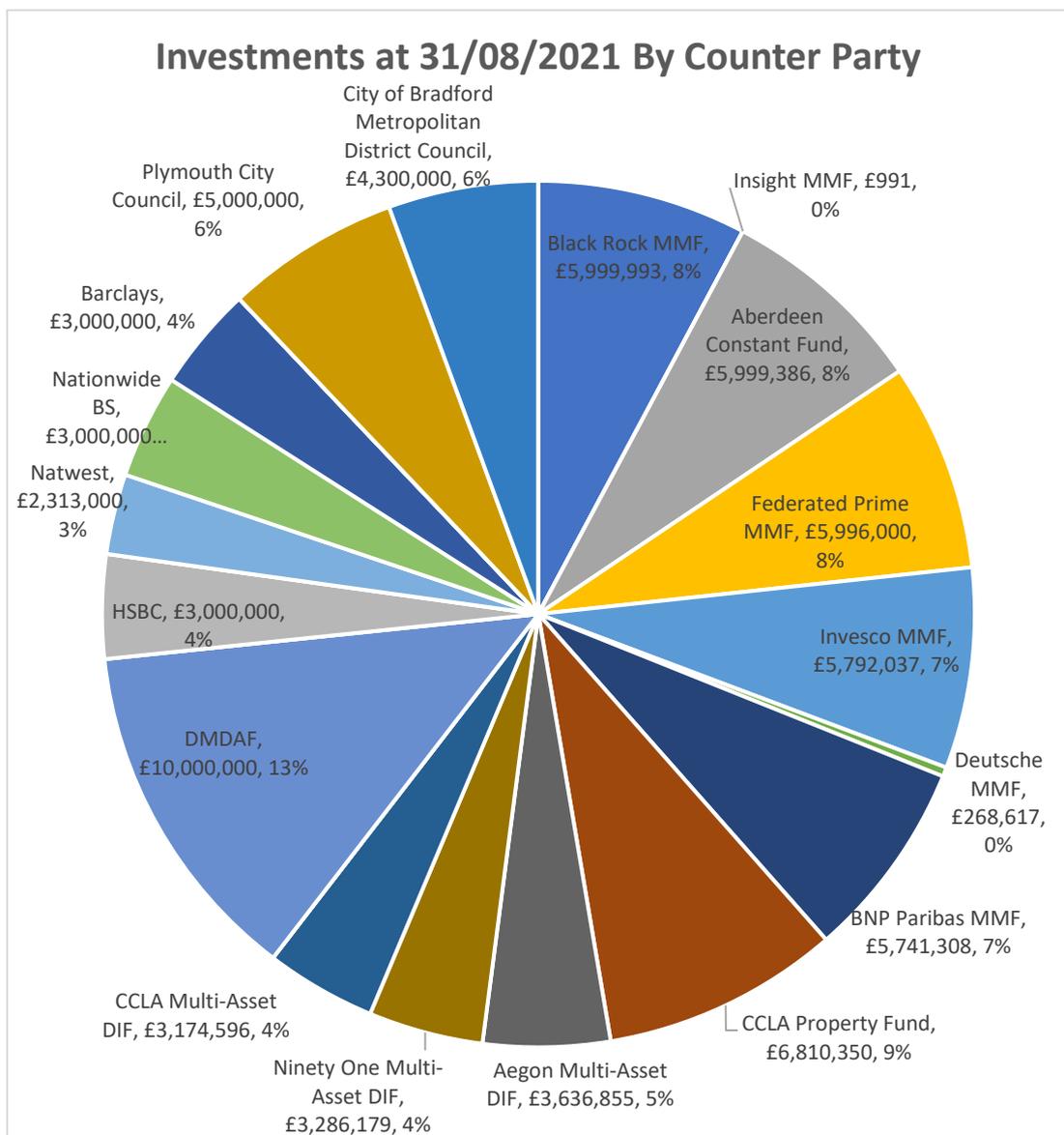
Investments at:	31/08/20	%
35 days or less	£30,316,382	49
35 to 100 days	£9,000,000	15
+100 days to 1 yr	£16,000,000	26
Over 1 yr	£0	0
Property & DIF	£6,194,303	10
Total	£61,510,685	100

Investments at:	31/08/21	%
35 days or less	£45,111,332	58
35 to 100 days	£12,300,000	16
+100 days to 1 yr	£3,000,000	4
Over 1 yr	£0	0
Property & DIF	£16,907,980	22
Total	£77,319,312	100

2.2 The Council's Treasury strategy set the following **No fixed duration investments over 365 days are proposed for 2021/22**; Subject to being reviewed during 2021/22 depending on cashflow and counterparty risk. It is recommended that any investments beyond 365 days are at the discretion of the Section 151 Officer

Outcome: The limit has not been exceeded. Currently, none are proposed at this point in time, but further work on the Council's cashflow will be undertaken to assess whether longer term (1 year or longer) investments would be worthwhile.

2.3 **No breaches of counter party limits have occurred.** The investments held by the Council are noted below



The Council's investments with the DMDAF (Government), local authorities and Nationwide Building Society are all fixed maturity dates and of a duration of less than one year. The investments with HSBC and Barclays are 31-day and 95-day notice accounts respectively, which both achieve a higher return to the Council than Money Market Funds.

- 2.4 **The Council has not undertaken any external borrowing in the year to date.** The funding of the approved Capital programme requires borrowing but that has been internal borrowing which reduces the amount the Council has to invest. The Council operates two borrowing limits, the Authorised (maximum limit) which cannot be exceeded without Council agreement and an Operational boundary (which provides an expected level of external debt). The current limits are noted below

	Limit
Authorised Limit of Borrowing	£37m
Operational Boundary of Borrowing	£1.8m

- 2.5 The impact of Covid 19 has continued to make cashflow planning and forecasting difficult throughout 2021/22.

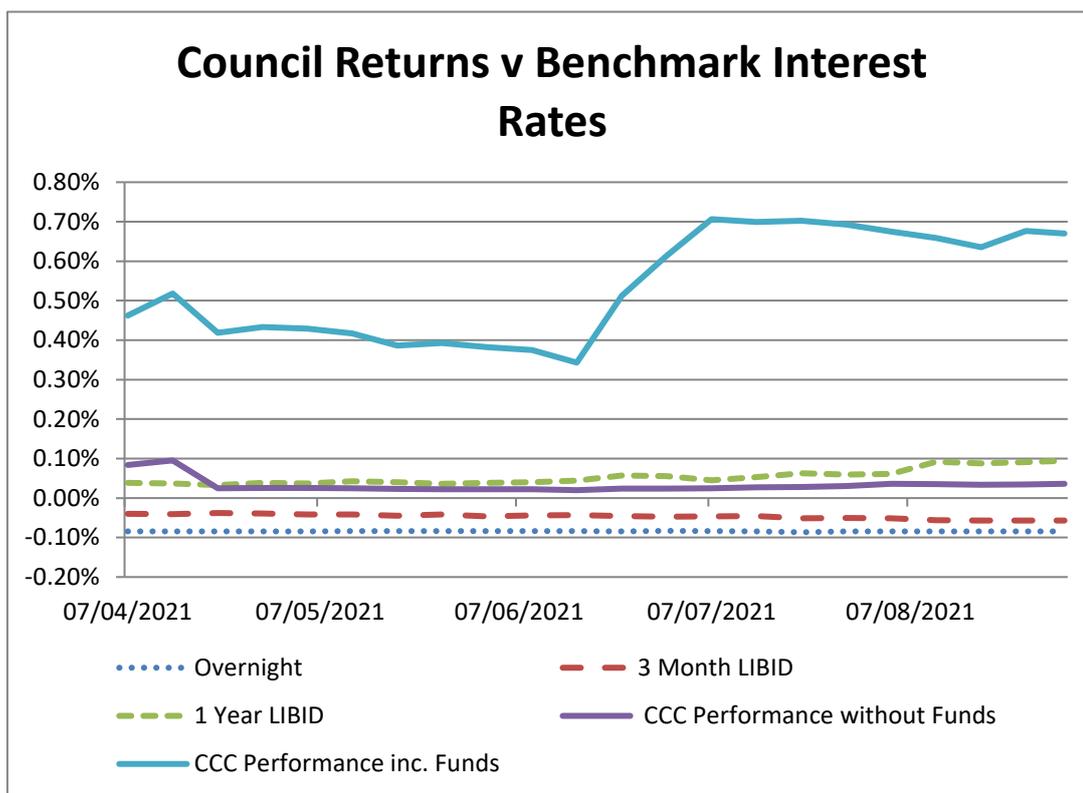
The Council cash balances will fall as the year progresses due to the normal outflow of Council Tax to other precepting bodies and capital programme spend. It is thought unlikely that short-term external borrowing will occur in 2021/22 and a full review of the Councils forecast cashflow is taking place as part of the 2022/23 budget which will identify when the Council may need to undertake external long-term borrowing.

3. **Rate of Return**

- 3.1 The Bank of England Base rate stands at 0.1%. One-month local authority loans are 0.01% and one year 0.20%, although the local authority market has reduced significantly over the last year or so, due to local authorities sitting on higher liquidity from government funding relating to Covid-19.

Money Market Funds are currently running at 0.01% or 0.00% with other cash investments with banks and building societies offering similarly low returns. The Council has now invested in three multi-asset diversified income funds to a total of £10m across the three funds which will help to increase returns on the Council's overall portfolio. The returns are discussed in paragraphs 3.2 to 3.6.

3.2 Money market interest rates have fallen since the beginning of Covid-19 outbreak. The Council returns are shown below alongside some comparable benchmark rates.



3.3 The Council’s rate of return in 2021/22 reflects the historically low interest rates on any cash or short-notice investments. Three diversified income funds have now been invested in which provide a better return to the Council. Officers are continually reviewing options for longer duration investments. However, lack demand from borrowers (a limited number of counter parties) and low interest rates have made increasing duration not financially attractive to-date.

3.4 The Council had an average yield on its portfolio of 0.67% as at 31st August 2021. The budgeted income for 2021/22 from investment returns is £290k, this is expected to be exceeded for the year by at least £150k due to investment in the three diversified income funds.

3.5 Some longer duration interest rates have started to rise slightly during September as the market begins to price in potential rate rises over the medium term. These trends will be monitored throughout the rest of 2021/22 to assess whether returns can be increased, whilst maintaining security for the Council.

3.6 For the remainder of the financial year, it is expected that short term interest rates will remain very low, but Council returns will be maximised wherever possible within the approved TM Strategy.

4 Externally Managed Fund Performance

4.1 The Council is now invested in three Multi Asset Diversified Income Funds alongside its longstanding investment in the CCLA property fund. These are all intended to be longer term

investments to generate a secure return for the Council at a higher rate than many other alternatives. Capital values will fluctuate throughout the period of investment.

- CCLA Property Fund - This investment fund is open only to Local Authority investors. The Council invested at cost of £5m and its current value is £6.8m. The yield is currently around 4.1%.
- Aegon Multi-Asset Diversified Income Fund - A £3.6m investment was made into the Aegon DIF in June 2021.
 - Income yield to end of August – 6.03% (on initial capital investment)
 - Capital Value – 1.02% increase on initial investment
- Ninety-One Multi Asset Diversified Income Fund – A £3.3m investment was made into the Ninety-One DIF in June 2021.
 - Income Yield to end of August – 4.06% (on initial capital investment)
 - Capital Value – 0.42% decrease on initial investment
- CCLA Multi Asset Diversified Income Fund – A £3.1m investment was made into the CCLA DIF in July 2021.
 - Return to end of August – No dividend declared yet (paid quarterly) but expected at between 2.5% and 3%
 - Capital Value – 2.41% increase on initial investment

The return on all external funds should be looked at as a portfolio allowing for periods of over and underperformance for individual funds. If the first few months of performance were to continue, then the annualised income yield would be yield 4.31%. The unrealised capital gain to date is £1.9m (including CCLA property fund). It is important to note the unrealised capital gain will fluctuate, the main objectives of the investment in funds is spread of risks across asset types and improving annual income (yield).

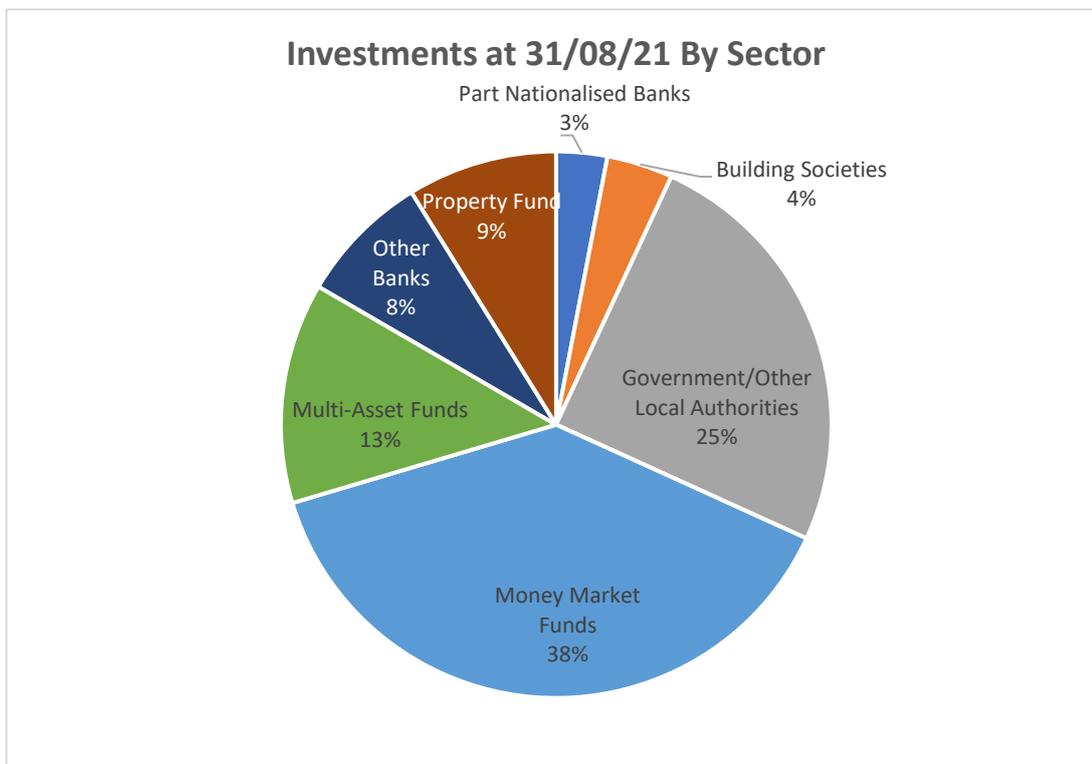
4.2 As all four of the funds that the Council is invested in are externally managed, the Council benefits from experts who bring expertise and additional data when selecting and managing investments, therefore helping to spread risk across a wider range of counter parties and assets, whilst maintaining a high yield.

4.3 The value of the different funds the Council invests in can be seen when looking at the returns the Council receives without them. As at the 31st August 2021, Council returns excluding these funds was 0.03% due to the historically low returns for any cash investments. There has also been a significant reduction of counterparties active in the market, particularly other local authorities looking to borrow. This reduced demand is due to higher levels of liquidity as a result of Government support to reduce the impact of Covid-19. It is therefore proposed to continue to hold investments in the four different funds in order to maximise the return to the Council, whilst maintaining security of its assets.

5.0 **Bail-in Risk**

5.1 This is the risk that regulators will step in and enforce losses on depositors in order to recapitalise a failing bank or building society, rather than rely on taxpayer bailouts.

5.2 Overall exposure to bail-in has not greatly altered from last financial year to current, predominantly due to the continued high short-term cash balances generated as a result of Covid-19.



Exposure	As at 31 st August 2020	As at 31 st August 2021
Bail-in risk	59%	53%
Exempt from bail-in (including CCLA)	41%	34%
Diversified Income Funds	0%	13%
Total	100%	100%

The Diversified Income Funds will be partially exposed to Bail-In risk, but it is not possible to identify specifically risk due to the changing nature and proportion of their investments in bonds, equities, property etc. They have therefore been split out as a separate line in the table above for clarity.

6 Conclusion

- No breaches of the Treasury Management Strategy occurred
- Interest Rates are expected to remain low for the remainder of the financial year resulting in low returns for cash investments.
- The Council continues to remain internally borrowed to fund its capital investment.
- Investments into three diversified income funds has occurred in 2021/22, resulting in higher returns for the Council.
- No change to Strategy is recommended for the rest of 2021/22.



Chelmsford City Council Cabinet

16 November 2021

Revenue Monitoring 2021/22

Report by:

Cabinet Member for a Fairer Chelmsford

Officer Contact:

Phil Reeves, Accountancy Services Manager (S151), 01245 606562,
phil.reeves@chelmsford.gov.uk

Purpose

To compare the latest budget forecast by Directors as of October with the original budget for 2021/22 and inform members of any actions resulting from the projected variations.

Options

1. Note the latest forecast position and approve actions in Appendix 1
2. Recommend changes to the service budgets or to the actions identified

Preferred option and reasons

Option 1 as recommended by Service Managers

Recommendations

That Cabinet note the contents of this report and that Cabinet Members monitor the identified actions.

1. Background

1.1. The Council has a long-established process of preparing formal monitoring reports comparing its forecast expenditure and income with the approved estimate and reporting these to Management Team on a regular basis. These reports are also supplied to all Cabinet Members. The reports enable each Cabinet Member to view their areas of responsibility and to gain explanations of any variances from their Directors. More detailed information is produced for Service Managers.

1.2. This report as part of Revenue Monitoring undertakes to

- Provide Cabinet with a high-level view that identifies an expected level of expenditure and income by the Council for the year ending the 31st March 2022.
- Provide actions relating to each of the material variations. Cabinet is not being asked to approve budget changes but consider the actions relating to the budget variance which, for instance, could include changes to service provision.

1.3. A new Financial System (Technology One (T1)) was implemented in November 2020 and ongoing development is taking place with the objective of improving accuracy, presentation and cost of production.

1.4. The projections of the year's income and expenditure are compiled from Service Managers' submissions into T1. Accountancy Services support the process with advice and challenge. The projections are based on a judgement of future trends. Inevitably, Covid-19 is the cause of many of the projected variances.

1.5. To provide context for the report, the Council's revenue budget for expenditure is some £55m, excluding Housing Benefits (which are mostly funded by Government grant), so a 5% variation in expenditure is £2.75m. The Council's Net Service Expenditure Budget is £20.443m.

2. Executive Summary

- The overall projected overspend for 2021/22 is £0.088m.
- Within the overall projected overspend, Service Income and Expenditure is expected to be £2.36m over budget
 - The Forecast identifies a shortfall of income of around £2.6m against the 2021/22 budget, mostly as a result of the pandemic. The 2021/22 budget did allow for the continued impact of the pandemic on income, but national lockdowns lasted longer than expected, so income losses are higher than anticipated.
 - Other service items are favourably below budget by £0.24m, giving an overall net overspend of £2.36m measured at a service level.
- The overall budget includes Non-service costs which are projected to be under budget at outturn by £2.272m:

- £0.23m increased interest earnings from the new investment in funds and higher than planned cash balances
- Lower financing costs (Covid slowed down capital spend) £0.292m
- £1.1m additional Sales, Fees and Charges grants. On publication of the Government's grant return, it has been identified that the method of grant allocation is more generous than 2020/21. Please note the claim will be subject to external audit.
- £0.6m Business rate retention income. This additional income is not certain but historically a cautious approach to the reporting of retention income has made the year-end projections too pessimistic, so a more optimistic view is being taken in this monitoring.
- The Section 151 officer's current recommendation is that Unearmarked Reserves should be around £9m. The MTFS reported to July Council identified that surplus unearmarked reserves would be used to fund capital expenditure to reduce ongoing revenue financing costs. The amount of contribution is delegated to the Section 151 officer in consultation with the Cabinet Member for a Fairer Chelmsford on production of the 2021/22 revenue outturn in Spring 2022. The current projections identified in this report suggest a contribution to capital of £4m may be possible.
- The variances identified in the report will be used to inform the 2022/23 budget.

3. Revenue Monitoring

3.1. The Council's budget for 2021/22 is forecast to be marginally overspent by £0.088m, although the ongoing influence of Covid-19 means there remains a significant risk of further losses of income.

3.2. **Appendix 1** contains the high-level and action-based Revenue Monitoring report. A brief overview is:

- Page 8 contains a diagram identifying whether the services' budgets are projected to be over- or underspent. The current projection is £2.36m or 11% overspent. Not unsurprisingly, these are caused in the most part by Covid-19.
- Page 9 is a list of key variations that make up the overspend. These pages show the amount and the cause of each variation. They also identify the actions which are recommended to manage each variation. For each affected service, action or variance, the report identifies associated risks.

The key projected service variations are:

Narration	Projected +over/ under budget £Ms
Income Losses caused by Covid-19	3.3
Additional net Income (High Chelmer Shopping Centre (£309k), Recycling Sales & Credits (£118k), Garden Communities Programme (£250k), Hylands Events (£62k) offset by Reduced Income from Hylands Car Parking (net £129k), CIL Admin Fee (£160k))	-0.4
Underspends including those caused by Covid-19	-0.2
One-off grant for administration of Business Rate Grants	-0.3
Total Projected Variation	2.4

3.3. Page 10 contains details on Council budgets that are not managed by services but are central corporate costs or income. For each item, any variances, actions, and risks are identified. The variations are:

Narration	£Ms
Interest Earnings – mostly due to investment in external funds	-0.2
Capital Financing (MRP and Interest). Lower due to Covid-19 causing slippage in programme spend	-0.3
Grant Income; Additional Sales, Fees and Charges Grant	-1.2
Business Rate Retention Income	-0.6
Total Projected Variation	-2.3

There are two items on page 10 of note.

1. Other Grant Income. The latest guidance from Government is that the calculation of Sales, Fees and Charges Grant for Covid-19 losses is different to 2020/21 and additional income is now expected (£1.2m). This is still subject to external audit.
2. Business Rate Retention Income. The Government allows councils to keep a share of growth in Business Rates or losses in their areas via the highly complex Business Rate Retention scheme. The scheme is made more lucrative to local authorities if they join together to form pools, but this can also increase the size of any losses in the event that Business Rate income declines. Chelmsford belongs to an Essex pool. The 2021/22 budget assumed a cautious net income of £200k would be

available to support expenditure. At the time of producing the report, gains or losses from the pool have not yet been fully estimated. However, the City Council's projected estimated gain from the pool and Council's own retention for 2021/22 is £0.6m above the budget. This projection has significant risk of error, but officers are aware that previously reported estimates of this type of income have been too pessimistic.

3.4. Page 11 contains an explanation of the projected use of reserves and an overall summary of the projection of revenue net-expenditure outturn. Any overspend at year-end will have to be funded from Unearmarked Reserves, referred to as the General Balance. The current projection is for an overall small (£0.088m) net overspend for 2021/22.

3.5. The Projected Reserves Position is shown below.

The Earmarked reserves are made of sums set aside for specific future spending commitments or risks. The table below summaries the overall value of earmarked reserves. It should be noted that some £17m of unearmarked reserves was set aside to fund payments due to the Government under Business Rate Retention accounting rules.

Earmarked Reserves	£m's
Opening Balance 2021/22	21.6
Use of Business Rate Timing Reserve & Other budgeted use of reserves	-18.1
February Council commitment to transfer to earmarked from unearmarked reserves	2.3
Projected Year End use of Earmarked reserves	-0.1
Projected year End Balance 31/03/2022	5.7

Unearmarked Reserves. The Section 151 Officer's current recommendation is that Unearmarked Reserves should be around £9m. The MTFS reported to July Council identified that surplus unearmarked reserves would be used to fund capital expenditure. The table below shows a projected £4m transfer to capital, which may take the form of a transfer to earmarked reserves to fund future capital expenditure or a direct use of revenue to fund the 2021/22 capital programme. The level of contribution will be determined on production of financial outturn for 2021/22 in late-Spring 2022, under delegation to the Section 151 officer in consultation with the Cabinet Member for a Fairer Chelmsford.

Unearmarked Reserves	£m's
Opening Balance 2021/22	16.8
February Council Commitment to Support Revenue Budget 2022/23	-1.3
February Council commitment to transfer to earmarked reserves	-2.3
Projected Year End use of Unearmarked reserves	-0.1
Subtotal -Projected year End Balance 31/03/2022	13.1
Projected year End Contribution to Capital (per principle established in MTFS)	-4.0
Projected year End Balance 31/03/2022 after Capital Transfer	9.1

3.6. The 2021/22 estimates, as is normally the case, allowed for savings identified in the Annual February Council Budget report. Given the increasing difficulty of identifying savings and efficiencies, it is worth noting that there has been some slippage in the timing of implementation in 2021/22 but the impact of savings and efficiencies in the years beyond 2021/22 is expected to be broadly in line with the proposals in the February 2021 budget report. However, there is one notable exception: the 2021/22 staff pay award. The 2021/22 budget was initially set to match the Government's proposals for no increase in public sector pay. Local Government pay however, is determined separately and the Employers nationally have offered a 1.75% pay increase. As the City Council operates under local terms and conditions any pay proposals are negotiated directly with the unions and an offer of 2% has been made.

3.7. The original budget has been increased under delegations, as below:

Narration of Approved Spend/Funding	£000s
Digital Signature Technology	9
Community Governance Review Second Consultation	9
Carry forward items agreed in July MTFS report	71
Project Evaluation reserve – feasibility studies for Fairfield Road, Rectory Lane and Coval Lane car parks	42
Cultural Support Fund for British Science Festival	20
Springfield Green – Tree Avenue, Woodland, Bulb and Wild-Flower Planting	18
Total	169

4. Conclusion

4.1 The Forecast financial projections have a high risk of error due to the uncertain impact of Covid-19. However, the level of projected net overspend is not significant at the current level of £0.088m.

4.2 The level of Reserves and their use is key in managing financial risk, given the high risk of error in the financial outturn projections. Due to the resilient level of reserves, it may be possible to make an unbudgeted contribution to capital (£4m) and reduce future financing costs

List of appendices:

Appendix 1 – Chelmsford City Council Forecast Revenue Position for 2021/22

Background papers:

Nil

Corporate Implications

Legal/Constitutional: As identified

Personnel: N/A

Risk Management:

The report is part of the Council's financial risk management

Equality and Diversity:

N/A

Health and Safety:

N/A

Digital:

N/A

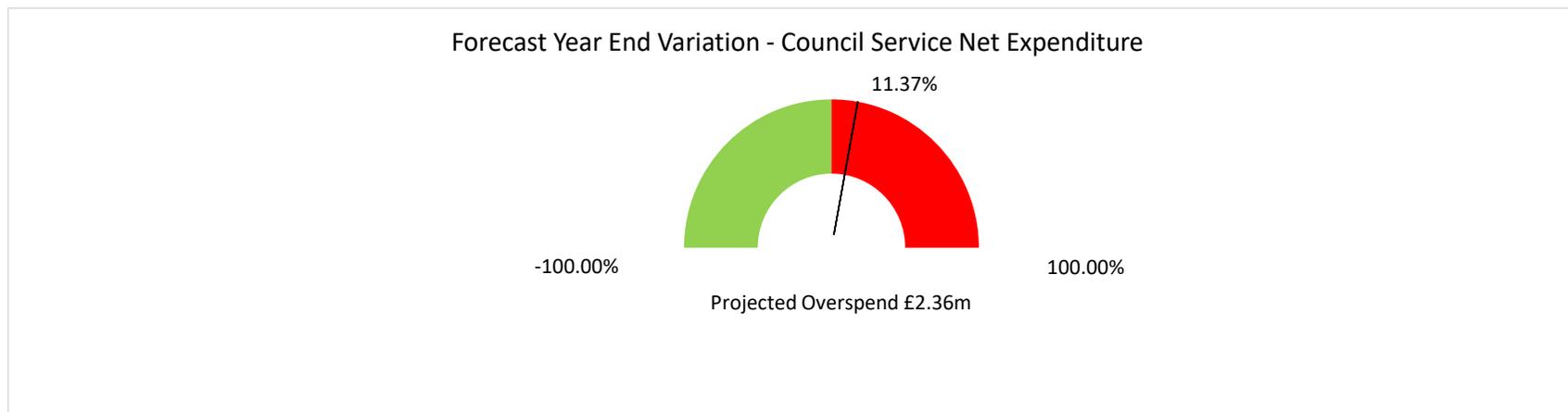
Other:

Consultees:

Relevant Policies and Strategies:

Medium term financial Strategy 2021-26

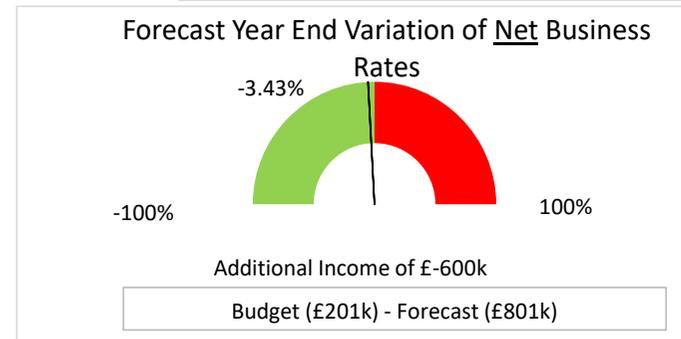
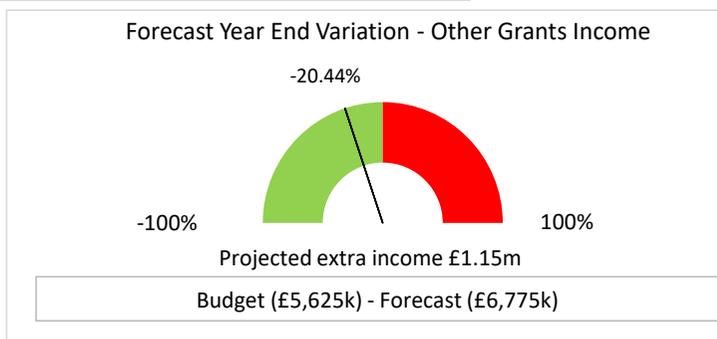
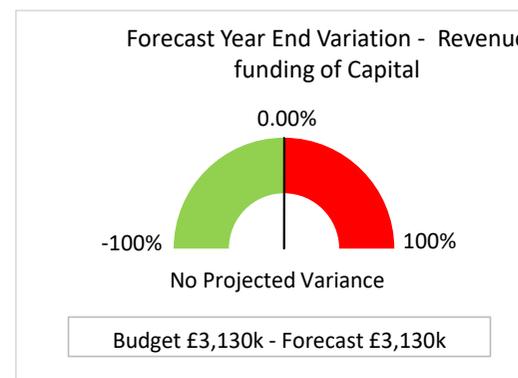
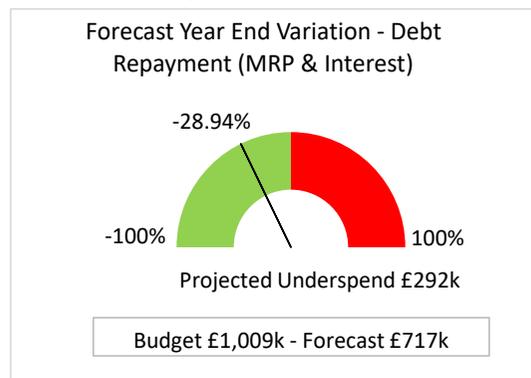
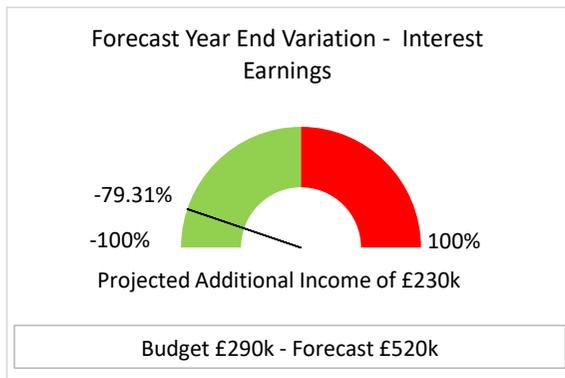
Chelmsford City Council Revenue Monitoring Summary for 2021/22



The projected overspend above is made up of a number of items due to the Covid-19 pandemic . The ongoing impact of Covid-19 in future years will be important to monitor as new trends and habits emerge. The forecasts will be updated again during the production of the December monitoring.

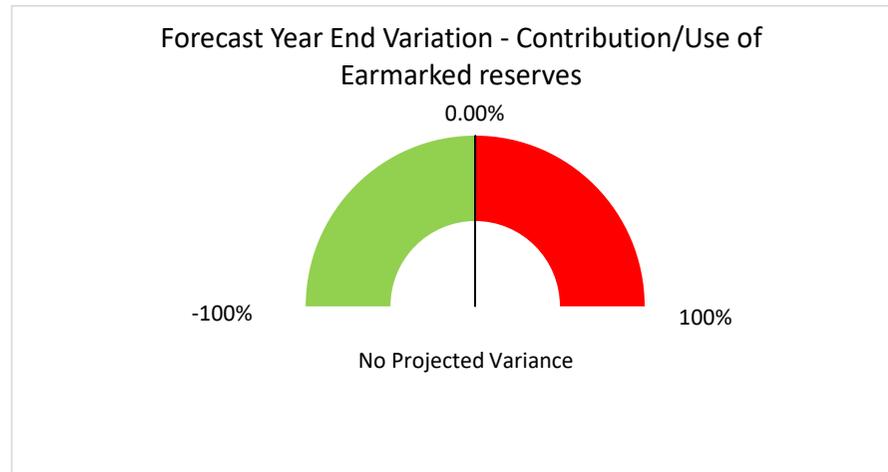
Note	Key Variations	Actions	Risks
1)	Reduced income of £1,707k due to Covid-19. This relates to Theatres (£409k), Events (£342k), Hylands (£294k), Court Cost Income (£275k), Rize (£134k), Parks (£98k), Meeting Rooms (£62k), Trade Waste (£48k) and the Market (£45k)	Several services started 21/22 either closed to the public or at heavily reduced capacity beyond that expected in the budget . The budget allows for the Sales, Fees and Charges compensation scheme income, an additional allocation is shown under other grants. The claim only covers income lost to the end of June.	Income does not recover to pre-Covid levels due to changing customer trends and confidence.
2)	A £800k loss of income as a result of Covid-19 at the Council's four Leisure Centres	The assumptions in the budget were that Covid restrictions would be lifted by 31/3/21. The income budgets were reduced by 10% for 21/22 but are currently running at approximately 20% down on the year. The profiled budget to the end of August was £1.8m but actual income received was £1.2m. A push to recover any lost memberships due to Covid will continue.	Income does not recover fully post Covid with lost memberships not returning.
3)	Car parks income to date is currently down compared to the profiled budget. Occupancy levels are improving with the week of 11th October having the following levels: Short Stay 95% & Long Stay 82%. The monitoring as reported includes a £0.8m expected shortfall.	Income will be constantly monitored to see if the current trends pick up when covid restrictions are removed. The budget assumed an average 70% occupancy rate.	Any winter restrictions such as working from home could further reduce parking income
4)	£222k of net underspends due to Covid-19 with 3 Foot and Fling not going ahead and the Theatres opening later than planned at reduced capacity	These underspends are one-off in nature and are offset by reduced income above	Ongoing savings/additional income was identified in these areas in the 2021/22 budget which could be jeopardised by Covid's long term impact.
5)	£433k additional net income from various initiatives and Council services - (Additional Income of - High Chelmer Shopping Centre (£309k), Recycling Sales & Credits (£118k), Garden Communities Programme (£250k), Hylands Events (£62k) offset by Reduced Income from - Hylands Car Parking (net £129k), CIL Admin Fee (£160k))	All income budgets will be looked at as part of the 22/23 budget process to determine if any growth or reduction is ongoing or one-off	Any reduction in income in 21/22 carries on into future years and any additional income is not ongoing.
6)	£292k additional one-off New Burdens income for administration of Business Grants payments	Offset with some additional cost pressures	

Other General Fund Budget Items of Income and Expenditure

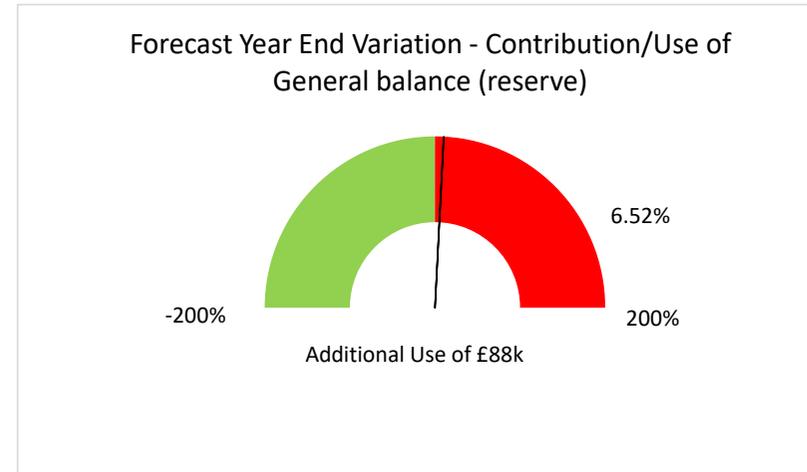


Note	Key Variations	Actions	Risks
1)	Interest Earnings - The Council has now invested in 3 of the 3 Multi Asset funds and so income earnings are expected to exceed the budget in 21/22	Returns to date in the 3 funds have proven to be at expected levels. Capital values for the new funds are volatile month on month and should be assessed over 3-5 years of performance.	Capital values are at risk with these investments, however they are long term investments which are expected to provide a total return (capital and interest) over a 3 to 5 year period
2)	Other Grants : Sales, Fees & Charges Compensation grant has increased due to lower level of expected income and changes to how the Government allocates the grant.	A claim was submitted in late October, inline with latest Government timetable.	The level of grant is provisional.
3)	MRP - slippage of capital programme expenditure in 2020/21 (due to Covid) means a temporary saving on MRP.	The MRP charge forecast is being reviewed as part of the budget. Including the additional use of reserves (from 2020/21 outturn) to fund capital expenditure	Reductions in MRP generally tend to be just a delay to later year.
4)	Business Rates - current projections suggest an additional retained income of £600k	This income is very difficult to predict. Information from Essex Business rate will be updated at end of November.	The projection could be significantly wrong, though officers believe the risk of falling below the £200k budget position is unlikely.

Use of Reserves



Changes in the use of earmarked reserves are often offset by changes in the expenditure in the service accounts e.g. Local Development framework expenditure if underspent will result in less use of earmarked reserves. The budget for 21/22 is a contribution to Earmarked Reserves of £135k.



The budget for 21/22 is a £1.3m use of the General Fund Balance to support expenditure. The additional use of £0.09m above results in a total projected use of the General Fund Balance for 21/22 of £1.39m

SUMMARY

The Council's net service expenditure for 2021/22 is projected to be £2.4m higher than the budget. This is due to Covid measures being in place longer than anticipated in the budget and as income is below budget.

Offsetting, the weaker income are the following favourable items:

£0.23m Increased interest earnings from the new investment in funds and higher than planned cash balances

Lower financing costs (Covid slowed down capital spend) £292k

£1.1m additional Sales, Fees and Charges grants. Officers have identified on release of the detailed return that the method of calculation is effectively more generous than 2020/21. This claim will be subject to external audit.

£0.6m Business rate retention income. This additional income is not certain but historically a cautious reporting of income has made the year end projections too pessimistic.

The impact of the variances is a forecast additional use of Unearmarked reserves of £0.088m, which is not financially significant to the Council.

The 2020/21 financial outturn included a windfall from business rates resulting in higher than planned unearmarked reserves. If at year end additional reserves are available then the S151 officer will use the surplus to reduce internal borrowing for 2021/22 resulting in lower ongoing financing costs charged to revenue.

There is a significant risk that the forecast will change as time passes. Having robust levels of reserves is the key tool for managing the risks of the pandemic.

Chelmsford City Council Cabinet

16 November 2021

Capital Programme Monitoring and Update

Report by: Cabinet Member for a Fairer Chelmsford

Officer contacts: Phil Reeves, Accountancy Services Manager Tel: 01245 606562 email phil.reeves@chelmsford.gov.uk

Purpose

- a) To report the latest capital monitoring position.
- b) To provide an update on the approved Capital Schemes and variations in cost which have been identified to date.
- c) To provide an update on the approved Asset Replacement Programme for 2021/22 and 2022/23 for variations in cost and timing which have been identified to date.
- d) To approve additional budgets identified to date.

Recommendations:

The Cabinet is requested to indicate whether it is content for the Chief Executive to exercise his delegated authority under paragraph 3.4.2.7 of the Constitution and to:

- 1. approve the proposed increase of £1.654m in the capital scheme programme, shown in **Appendix 1** and detailed in paragraph 6.3 of this report; and
- 2. approve the proposed changes to the Asset Replacement Programme for 2021/22 and 2022/23, the increase in scheme costs of £82k in 2021/22 and £63k in 2022/23, and the rephasing of spend from 2021/22 of £941k, as shown in **Appendix 3** and detailed in paragraphs 7.3 and 7.4 of this report.

1. Background

- 1.1. The Council has a long-established process of preparing formal monitoring reports comparing its forecast expenditure and income with the approved estimate and reporting these to Management Team. These reports are also supplied to Cabinet Members.

2. Introduction

- 2.1. Capital Expenditure relates to the acquisition or enhancement of assets which have a useful life in excess of 12 months, are charged to the Council's balance sheet and shown as fixed assets (a fixed asset being an item that can be in use for more than one year). To be an enhancement, the expenditure on the asset must lengthen substantially the useful life of the asset, increase substantially the open market value or increase substantially the extent to which the Council can use the asset.
- 2.2. Revenue costs are ongoing. They are incurred to run an asset or to provide a service.

3. Capital Programme

- 3.1. The capital programme is split between larger schemes (works, improvements and refurbishments) and an asset replacement programme.
- 3.2. Services submit bids annually for schemes to be added to the capital programme. The schemes should add value to the organisation, provide revenue savings or additional income, move forward "Our Chelmsford" objectives or have statutory health and safety implications
- 3.3. The asset replacement programme is required to maintain the existing level of service delivery by ensuring there is provision to replace items of equipment and vehicles on a regular basis. Approval of individual items is on an annual basis.

4. Capital Reporting

- 4.1. A 'Capital Programme Update' report is taken to Cabinet/Council in January/February and a 'Capital Programme Update and Outturn' report is taken to Cabinet/Council in June/July each year. Additional reports may be taken to Cabinet as required throughout the year. Reports are also taken to Audit and Risk Committee and Overview and Scrutiny Committee during the year.

4.2. It is important to closely monitor capital expenditure as this allows judgements to be made on the Council's cash investments and internal/external borrowing costs. If a large scheme is likely to be delayed, this will provide an opportunity to invest the money until it is required, therefore increasing interest earnings or delaying the requirement to borrow if resources are low.

5. Methods of Approval

5.1. New schemes submitted by services are assessed by Management Team, reviewed by Cabinet and, if appropriate, recommended for approval by Council in February each year.

5.2. During the year, approval can be sought for further schemes or extensions to existing ones, via supplementary approval or the use of urgency letters depending upon the level of expenditure required. An urgency letter is where the Chief Executive, in consultation with the Leader of the Council, exercises his delegation to authorise additional expenditure, on the grounds of urgency.

5.3. When schemes are approved, they are added to the capital programme and monitored throughout the year.

5.4. The budgets shown in this report were approved at the July Council and also include any additional schemes or increased scheme costs approved by delegation since that date.

6. Capital Schemes (Appendix 1)

6.1. Monitoring Against Latest Approved Budget – Council July 2021

Appendix 1, shows the overall capital spend information as at the 14th October 2021 and provides the latest forecast expenditure for the ongoing scheme costs, £135.518m. Of this figure, £62.044m of expenditure has been committed to date which leaves a balance of £73.474m.

6.2. **Appendix 1**, shows that one new scheme has been added since the last report made to Council in July 2021.

- See Scheme number 11 – £1.95m for the construction of a new travellers' site. This was approved via an Urgency Letter. The additional spend is to be funded partially by S106 contributions estimated as £900k. A joint application with CHP will be made to Homes England for additional grant funding.

It also shows where an existing scheme has had an increase to the approved budget.

- See scheme number 46 – S106 Public Art Channels. £79k was approved by delegation in October 2021 and is funded from a S106 contribution.

6.3. Following the above approved variations, **Appendix 1** shows that there is a need to increase budgets by a net additional £1.652m. The current forecast is that £0.014m of this sum will be funded from CIL.

The table below provides a summary of the net £1.652m variation and under whose authority any approval of funding will be considered.

Approved Budget	£130.866m	Approval Required by
Changes from Approved Budget below:		
See Appendix 1 scheme number 1 – Theatres' Modernisation. A full scope of the works is currently being prepared and there is a desire not to compromise on the scope or quality of the project. There is volatility associated with construction and material costs, with shortages and increasing prices. The additional budget will help to ensure that this high-profile project meets its objectives.	£0.500m	Cabinet
See Appendix 1 scheme number 2 – Enabling Lockside Growth Area. This proposal requires the acquisition of property in order to acquire land for future development. Due to increases in the cost of purchasing property, the budget required for this scheme needs to be increased.	£0.500m	Cabinet
See Appendix 1 scheme number 3 – Galleywood Hall Industrial Units. Due to the increasing cost of construction and materials, there is currently forecast an increase in the cost of the scheme.	£0.200m	Cabinet
See Appendix 1 Scheme number 7 – Refurbishment of Commercially Leased Property. Due to the increasing cost of construction and materials, there is currently forecast an increase in the cost of this scheme.	£0.380m	Cabinet

See Appendix 1 Scheme number 8 – Housing Initiatives to Support the Homelessness and Rough Sleeper Strategy (Acquisition of Property for Temporary Accommodation). Due to increases in the cost of purchasing property, the budget required for this scheme needs to be increased.	£0.050m	Cabinet
See Appendix 1 Scheme Numbers 47 and 52. The CIL Panel has agreed to additional CIL contributions towards these schemes.	£0.014m	Cabinet
See Appendix 1 Scheme Number 56 – Townfield Street' Car Park Water Ingress Prevention. The tendered works are in excess of the approved budget due to the increased costs of materials.	£0.010m	Cabinet
Other variations to be noted – reduction in budget therefore no approval required.	-£0.002m	Approval Not Required
Total Proposed Increased Budget	£132.518m	

6.4. **Appendix 2** provides narratives for those variances in excess of £25k, against the Latest Approved Budget.

Progress Report for Those Areas of Risk Previously Identified and Reported

The schemes shown below were previously identified as areas where either the costs may change, or completion dates would not be achieved. Latest updates are shown in bold. Previously reported information on risks is shown in italics underneath with the oldest shown first.

6.4.1. Feasibility Studies and Design Works

It should be noted that the capital programme includes a number of feasibility studies and design works. There is a financial risk with such schemes that needs to be noted. Any capital scheme where costs are incurred but the scheme is not completed is likely to result in costs being re-classified from capital to revenue. The Council would have to use Revenue Reserves to meet such costs.

6.4.2. Flood Alleviation Scheme

Update – As can be seen in the commentary below, the scheme has been subject to prolonged delays. No further decisions will be made until there is more certainty from the EA.

Previously Reported History

“The flood alleviation scheme at Margaretting is an EA (Environment Agency) led scheme to which the City Council originally agreed, in 2010, to make a substantial contribution toward the construction cost from the Growth Fund grant received from Government. This was on the grounds that the scheme, which was part of a wider package of works, would reduce the flood risk to some 548 residential and 235 commercial properties in the urban area of Chelmsford.

The scheme has been subject to prolonged delays and was subject to a lengthy court case. Although successful in the court case the EA has not been able to produce a revised business case for the scheme. This was needed for the EA’s internal approval processes. Given the apparent inability of the EA, for a variety of reasons, to deliver this scheme over the last 10 years and with no certainty that they will do so in the near future, the justification for retaining a financial contribution to the scheme in the capital programme became questionable. It was suggested that the EA be advised that unless definite progress had been made to implement this or a similar scheme by June 2020 that a formal project review be undertaken to consider the City Council’s continued commitment to making a financial contribution to this scheme.”

6.4.3. Riverside Ice and Leisure Centre Scheme - Elevations

Update – A budget of £2m was approved by Council in February 2020. This budget was approved with a delegation for Cabinet to approve the final scheme. This scheme has been delayed as the design needs to be developed in conjunction with the development of the site next to the centre which is still in planning stages.

Previously Reported History

“One of the planning conditions imposed on the Riverside re-development required a ‘comprehensive re-cladding of the existing ice rink and sports hall structure’ that had been retained. Implementing this recladding scheme was not possible until the demolition of the former pool halls and associated buildings were complete. For this reason, the work was not included in the main building contract and, most likely, will be installed by a specialist contractor post completion – the planning condition suggested within 12 months. As yet the final design of this cladding has not been agreed and funding for this work will be requested once the scope of the scheme and costs have been agreed”.

6.4.4. Community Flood Improvements

Update – The works have commenced and are expected to be completed this financial year. There will be some continuing monitoring and maintenance work over the next couple of years.

Previously Reported History

“The tender is currently being prepared with the expectation that the contract will be awarded this financial year”.

“There is uncertainty in relation to when these works will be completed as progression of the works is outside the control of CCC. The works are to a community soak away located at Telford Place and Chinery Close”

“The Project Officer has confirmed that most of the legal issues have now been resolved and the works should complete in 2018/19”.

“It is anticipated that the tender will be issued this financial year, but completion of the works may not be until 2019/20.”

“This scheme has been further delayed as residents still need to sign the easement for the works. Once this happens the tender process will start, and it is anticipated that the works will be completed during Autumn/Winter 2019. If this project is further delayed there is a risk that the funding may have to be returned to Essex County Council.”

“The tender closed on Friday 16th October, so it is the intention to appoint a contractor as soon as possible with the works commencing before the end of the year.”

6.4.5. CIL Grant Sutherland Lodge Refurbishment

Update – There has not been any contact from NHS England and we are still awaiting receipt of the business case and programme. This scheme was originally approved in July 2017.

Previously Reported History

“CCC are expecting the business case for this from NHS England before Christmas. Members may want to review the proposal due to the large sum, but assuming it still has support, the funding could be transferred by the end of 2019/20”.

“A meeting is being requested with NHS England. Currently the Council has assumed the grant is still being awarded for the project”.

“NHS England has confirmed that investment in this surgery remains a priority for them. They are developing the project design further, before requesting the draw-down of this funding from the City Council.”

“NHS England is in the process of preparing the full business, project programme and works contract/costs in relation to the surgery improvements and this is estimated to be concluded later in 2019. Once received and reviewed, and provided that it is acceptable to the City Council, a funding agreement will be put in place.”

6.4.6 Theatres’ Modernisation

Update – Following a review, it was decided that the best way forward for the theatres was to undertake a complete modernisation programme, rather than smaller piecemeal projects, and a bid was submitted and the budget approved in February 2021. A full scope of works is currently being prepared which will include complete internal refurbishment of the foyer area, bar and toilets in both theatres. There is currently no approved scheme and a delegation is in place for release of the budget. In the current climate, there is considerable volatility associated with construction and material costs and the Council is aware that several suppliers are reporting shortages of materials and some material prices have risen sharply. There is a risk of further increases in material and construction costs before the scope of works is completed and tenders are received. The level of increases in material and construction costs is difficult to predict with certainty but increasing the budget should ensure the quality of refurbishment can be maintained and provide more cost assurance. In addition, it will strengthen an application to Arts Council England for additional match investment which will cover the cost of exterior works, funding improvements to the theatre sound equipment and modernising our box-office systems at the same time. These are not included in the requested £1.5m budget.

Until the scope has been finalised and tenders for works returned, there is a continuing risk that this scheme could overspend.

6.5 Additional areas of Risk Identified

Covid-19

Update – Although Covid-19 restrictions have been eased, there is still a potential impact on the programme due to schemes being delayed as suppliers ‘catch up’.

“Although not currently reported, there could be changes to scheme completion dates and costs due to the impact of Covid 19. Schemes may be delayed due to Covid 19 restrictions or there may be opportunities to advance schemes due to the reduction in public use of facilities.”

Economy

Many service managers are now reporting increases in costs due to the price of materials, haulage and construction costs due to shortages, issues with supply and demand, and inflation. There is a risk that delays in schemes due to the availability of the construction industry could result in higher scheme costs than previously reported.

Business Cases

There are a number of schemes still awaiting development of business cases which may impact on the phasing of the schemes and the current approved budgets.

Identification of Funding

Some schemes have been approved on the basis of external funding being identified. If the funding is not realised this may impact on the amount of CCC resources required to fund the scheme and may even result in the scheme being withdrawn.

7. Asset Replacement Programme (Appendix 3)

7.1. The Asset Replacement Programme, although forecast over a number of years, is only approved on an annual basis at February Council. Due to the long delivery lead-in times for some of the more specialist vehicles and equipment, a decision may be taken to approve certain budgets earlier in the process to allow for orders to be raised.

7.2. **Appendix 3** details asset replacements included since the last report made to Council in July 2021, £14k. This is for essential replacement plant at South Woodham Ferrers Leisure Centre.

7.3. Monitoring Against Latest Approved Budgets

Appendix 3 shows that the proposed budget for 2021/22 asset replacements is £4.328m compared to the approved budget of £5.328m. This is a net reduction of £1m or 18.8%. The table overpage provides a summary.

Approved Budget 2021/22 Changes required to Approved Budget below:	£5.328m	Approval Required By
Proposed Change in scheme phasing from 2021/22 to 2022/23 and later years. For detail, see Appendix 3 2021/22 column 'Change in Scheme Phasing'	-£0.941m	Cabinet
New asset proposal, see Appendix 3 scheme 16 Riverside Replacement Gym Equipment required post covid.	£0.010m	Cabinet
New asset proposal, see Appendix 3 scheme 17 CSAC Replacement Equipment. PA system requires replacement earlier than forecast.	£0.010m	Cabinet
Increases in Asset Replacement Cost, see Appendix 3 lines 21, 30, 33 and 44. £0.054m of this increase is to be funded from a grant.	£0.062m	Cabinet
Reduction in Asset Replacement Cost and demand, see Appendix 3 lines 1, 9, 14, 16, 17, 19, 24, 25 and 37. As budget reductions no approval required.	-£0.141m	No Approval Required
Total Forecast Outturn 2021/22	£4.328m	

7.4. **Appendix 3** shows that the forecast budget for 2022/23 asset replacements is £2.793m compared to the approved budget of £1.829m. This is a net increase of £0.964m and is mainly due to the asset replacements being delayed from 2021/22 until 2022/23 and later years as shown in the table below. Additional replacements for 2022/23 will be taken to Council for approval in February 2022.

Approved Budget 2022/23 Changes required to Approved Budget below:	£1.829m	Approval Required By
Change in scheme phasing from 2021/22, see table above (£40k deferred to later year)	£0.901m	Cabinet
Forecast Variation in Price	£0.063m	Cabinet
Total Current Proposed Budget 2022/23 (Full programme for 2022/23 will be approved at February Council)	£2.793m	

7.5. **Appendix 4** provides narratives for those variances in excess of £25k for 2021/22 and 2022/23 against the Latest Approved Budget.

7.6. Cabinet approval is required for those replacements where there is an increase in budget (shown in 7.3 and 7.4 above).

7.7. Areas of Risk

The following asset replacements were previously identified as areas where either costs may change or completion dates would not be achieved. Updates are shown in **bold**. Previously reported information on risks is shown in Italics underneath with the oldest shown first.

2021/22 Asset Replacement Programme

7.7.1. Mandatory Disabled Facility Grants (DFG) and Healthy Home Loans (HHL)

Update – The grant received in 2021/22 is £1.102m. The approved estimate for spend is £600k.

Since 2016/17, the grant received has been increasing year on year and the spend achieved against the grant has remained at an average of £580k per annum over the previous 5 years. The spend in 2020/21 was lower than this average, £423k. This was due to the impact of Covid-19 and it is expected that a backlog of referrals will have built up during this period. Building costs have increased and building materials are more expensive and more difficult to source which may impact on delivery, but also increase costs. CCC are also looking at providing additional financial support through the discretionary assistance policy for the more expensive building work required for adaptations.

The current balance of unspent grant held at 31/3/2021 is £1.8m. There are restrictions on what the grant can be used for and any qualifying spend must meet the definition of capital. There is a risk that any unspent grant will need to be returned as this is a condition of the grant award. For a number of years, it has been very challenging to spend the grant. CCC have contributed to extra resources at ECC to try to speed up the assessment of applications.

To date, 54% of the £600k budget has been committed this year. The risk remains that the spend on DFG could be lower than the forecast £600k budget; if this is the case, there will be a further amount of under-utilised grant.

Previously Reported History

“Underspending of DFG budgets is a countywide issue, CCC are currently deploying extra resources including funding an Occupational Therapist and a Grants Case Officer in order to process as many applications as possible and maximise expenditure. The funding for these extra resources is from the DFG grant.”

Discussions have been held with ECC as to how any underspend of the grant could be used for projects that assist people remaining independent in their own home rather than returning the unspent grant. CCC has a joint memorandum of understanding with ECC through which the DFG funding is allocated with the other Essex local authorities to broaden the application of the better care fund, to support, in particular, means by which people can have adaptations made to their homes more quickly to shorten their stay in hospital; provide improvements to their homes to reduce the risk of them being admitted to hospital and help with end of life care needs at home. This would not previously have been funded through the DFG. This initiative is restricted by the strict guidelines that only capital spends can be funded by the grant”.

The service has adopted a new discretionary policy which will add to the current Healthy Home Loans and it is the intention that funding from the DFG grant will be used towards these costs.”

7.7.2. Vehicle Prices

Update – Service managers continue to review prices and variations are reported. Prices are expected to increase due to the economic environment.

Previously Reported History

“Prices are continually reviewed and often the reviews result in an increase in acquisition price for the vehicles and plant required.”

7.7.3. Electric Vehicles

Update – Services continue to investigate whether the replacement of current equipment and vehicles can be achieved using low emission vehicles and when necessary additional budgets will need to be requested to achieve this. There will also be additional initial infrastructure costs such as electric charging points with the introduction of electric vehicles and there should also be revenue savings with the running costs of the vehicles.

Previously Reported History

“The Council has made a commitment to ensure its vehicle fleet is all low emission. This can be achieved by 2024 within the current replacement programme. However, where ultra-low emission (generally electric) vehicles are introduced there will be a purchase price or lease cost premium. Whether this additional up-front cost can be recovered through lower running and maintenance costs will depend on the type of vehicle and nature of its use. A case- by-case evaluation will be needed for each vehicle that could be replaced with an ultra-low emission variant”.

7.7.4. Digital Services Replacement Programme

Update – There is still uncertainty about the future of service delivery as we emerge from Covid-19 restrictions and the impact on office-based staff and those now working from home. The trend towards more homeworking may continue to impact on what is digitally required to support and enable operations within the Council which may result in further changes in budgets and phasing of spend.

Previously Reported History

“There is still uncertainty in relation to whether costs will be capital or revenue and therefore the capital budget may be lower than currently forecast. The uncertainty is in relation to procurement decisions which will be made based on choosing the best option for the Council.

“There is still uncertainty around how the organisation will look moving forward, in relation to accommodation and home working and until this has been agreed it is difficult to predict the direction and level of spend required for future ICT replacements”.

“Due to the current situation with Covid there are a large number of staff now working from home. The trend towards more homeworking may impact on what is digitally required to support and enable operations within the Council which may result in a change in budgets and phasing of spend.”

7.8. Additional Areas of Risk Identified

7.8.1. Covid-19

Update – As we emerge from Covid-19 restrictions, there remains the risk that current schemes will still be affected. This could be

with the timing of the works, increasing costs or changes to the way we deliver our services.

“There is a risk that there may be additional underspends/overspends in year due to the impact of Covid 19 on service delivery. Planned capital replacements may be deferred due to uncertainty about delivery of services or opportunities may be taken to carry out replacements whilst services are not fully operational to the public.”

7.8.2 December Cut-Off

To minimise the risk of underspending, orders for asset replacements have to be raised by the 3rd of December. This enables deliveries to be made by 31st March 2022 and therefore be accounted for in the current financial year. Any unspent budgets following the December cut-off date will be automatically rephased to the financial year 2022/23. These budgets will show as realignments in the January Cabinet report and reported as further underspends in-year.

Currently, services have raised orders to the value of £3.154m which is 73% of the latest forecast spend. Service Managers should continue to monitor their budgets and advise where they consider they will not be able to make purchases before the cut-off date.

7.8.3 Economy

Many service managers are now reporting increases in costs due to the price of materials, haulage and construction. This could impact on the latest reported asset-replacement costs.

7.8.4 Net Zero Carbon Position

In order to achieve the Council’s objective of net zero carbon by 2030, early feasibility studies would indicate that the future cost of replacing assets such as boilers etc. may be higher than a like-for-like replacement.

8. Conclusion

8.1 The Capital Schemes are forecast to spend £1.652m or 1.3% more than the latest approved budget. There are risks associated with this forecast detailed in section 6.4 and 6.5 of this report.

8.2 The spend in 2021/22 on Asset Replacement Schemes is forecast to be £1m or 18.8% less than the approved budget. Some £941k of the variation is expenditure moving into 2022/23 and later years. This is a favourable position for the Council as the spend has been delayed and therefore the commitment of capital resource.

8.3 The 2022/23 Asset Replacement Schemes are currently forecast as £2.793m. This is an increase of £964k against the approved budget. The majority of this increase, £901k, is due to the realignment of budgets between years. The scheduled annual review for asset replacements in 2022/23 will be taken to Cabinet in January 2022 and, subject to Cabinet recommendation, on to Council in February 2022 for approval.

8.4 Cabinet is asked to approve:

- the increases in Capital Schemes costs, £1.654m; and
- the increases to the Asset Replacements Budgets for 2021/22 £82k and for 2022/23 £63k as detailed in this report. It is also asked to approve the realignment of existing budgets £941k from 2021/22 to 2022/23 and later years.

List of appendices:

Appendix 1 Capital Schemes - For each capital scheme, a comparison of the budgeted expenditure against the Directors of Service forecast for the ongoing scheme.

Appendix 2 Capital Schemes Major Variations Narratives.

Appendix 3 Asset Replacement Schemes for 2021/22, a comparison of the budgeted expenditure against the Directors of Service forecast.

Also, the Asset Replacement Schemes for 2022/23, a comparison of the budgeted expenditure against the Directors of Service forecast.

Appendix 4 Asset Replacement Schemes Major Variations Narratives for the years 2021/22 and 2022/23.

Background papers: Nil

Corporate Implications

Legal/Constitutional: None

Financial: As detailed in report

Potential impact on climate change and the environment: None

Contribution toward achieving a net zero carbon position by 2030: None

Personnel: None

Risk Management: None

Equality and Diversity: None

Health and Safety: None

Digital: None

Other: None

Consultees: Directors and Cost Centre managers

Relevant Policies and Strategies: Medium Term Financial Strategy

		CAPITAL SCHEMES			VARIATION IN TOTAL CAPITAL SCHEME COSTS					
					Latest Approved Budget - Approved July 2021 and Additional New Schemes Approved Since that Date		Latest Forecast Budget - Additional Requires Approval			
Net Expenditure to Date		Original Approved Scheme Budget	Additional/ Reduced (-) Approved Budget	Latest Approved Budget	More/(Less) Than Approved Budgets	Proposed Budget		Scheme Scheduled to Complete on Time against Original Programme	Additional Budget Approval Narrative	
£000s	SCHEME DESCRIPTION	£000s	£000s	£000s	£000s	£000s				
	Connected Chelmsford									
37	1 Theatres' Modernisation	1,000		1,000	500	1,500		Programming of works still to be determined	Approved at Council February 2021 and programmed for 2021/22. Delegated authority to Director and Cabinet Member for Connected Chelmsford for a £1m budget. Works have been deferred until Summer 2022.	
	Fairer Chelmsford									
1,925	2 Enabling Lockside Growth Area	450	4,050	4,500	500	5,000		In Negotiations - Late delivery	A Report taken to Cabinet in March 2018 requesting £4.5m and recommended to go on for Council approval. As there was a requirement to spend the budget earlier than the Council approval in July 2018 a sum of £450k was approved via an urgency. The remaining budget for the scheme was approved by Council in July 2018. It is likely that this scheme will continue into 2022/23.	
125	3 Galleywood Hall Development Industrial Units	1,200	-400	800	200	1,000		Awaiting planning permission - Late Delivery	Approved at Council February 2019.	
68	4 Bridge Repairs	300	-185	115		115		No	Approved at Council February 2019. May 2020 non urgent works deferred to later year.	
	5 Land Acquisition Cemetery/Crematorium	1,800	1,800	3,600		3,600		To identify potential Land Site	Approved at Council February 2019. Additional £1.8m approved Council February 2020.	
	6 High Chelmer Roof	1,500		1,500		1,500		Awaiting Proposal	Approved at Council February 2020 and programmed for 2021/22. These works have now been programmed to commence in 2022/23.	
	7 Refurbishment of Commercially Leased Properties	720		720	380	1,100		Under Review	Approved at Council February 2020 and programmed for 2021/22. Delegated authority to Director and Cabinet Member for Fairer Chelmsford.	
5,043	8 Housing Initiatives to Support the Homelessness and Rough Sleeper Strategy	7,000	93	7,093	50	7,143		No - delay due to lack of suitable properties and high demand. However, properties now identified for purchase	Approved at Council February 2020 and currently programmed for 2020/21. Delegated authority to Director and Cabinet Member for Fairer Chelmsford.	
	9 Housing Initiatives to Support the Homelessness and Rough Sleeper Strategy and Affordable and Social Housing	9,900		9,900		9,900		Business Case to be Developed	Approved at Council February 2020. Delegated authority to Director and Cabinet Member for Fairer Chelmsford.	
49	10 Enabling Role - Housing	237		237		237		Dependent on Third party - Late delivery	The remaining balance is for a previously agreed payment to CHP.	
	11 New Traveller Site	1,950		1,950		1,950		Yes	Approved via Urgency Letter March 2021. Works scheduled to commence Dec 2021 and complete September 2022	
	Greener and Safer Chelmsford									
	Page 55 of 385 Cemetery and Crematorium Infrastructure	6,800		6,800		6,800		Business Case to be Developed	Approved Council February 2020 with a delegation for Cabinet to approve a final scheme.	

Net Expenditure to Date	SCHEME DESCRIPTION	Latest Approved Budget - Approved July 2021 and Additional New Schemes Approved Since that Date			Latest Forecast Budget - Additional Requires Approval		Scheme Scheduled to Complete on Time against Original Programme	Additional Budget Approval Narrative
		Original Approved Scheme Budget	Additional/Reduced (-) Approved Budget	Latest Approved Budget	More/(Less) Than Approved Budgets	Proposed Budget		
£000s		£000s	£000s	£000s	£000s	£000s		
	13 Civic Offices Improvement Programme	460		460		460	Under Review	Approved Council February 2020 with a delegation for the Director and Cabinet Member for Safer and Greener Chelmsford to approve a final scheme.
141	14 Community Flood Improvements	184		184		184	Third party Dependent - Late Delivery	Capital grant received to enable the works to be completed. This scheme was approved by Cabinet in June 2017. Works scheduled to be completed in 2021/22.
148	15 Hylands Park North Kiosk Toilet Refurbishment	60	88	148		148	Completed	£60k approved Council February 2019. Scheme review resulted in additional £138k approved July 2020 Cabinet. Returned tenders came in at £148k and the budget was increased by an additional £10k, approved at Council Feb 2021.
35	16 Hylands' Hanbury Memorial Garden	45		45		45	No	Approved via supplementary estimate 2/9/19 funded by a contribution from The Friends of Hylands House (FOHH).
54	17 Hylands' Outdoor Wedding Ceremony Area	75		75		75	Yes	Approved supplementary estimate June 2021 £75k
255	18 Saltcoats Park and Compass Gardens Car Park	253		253		253	Yes	Approved at Council February 2020 and programmed for 2021/22.
	19 Beaulieu Park Pavilion Refurbishment	57		57		57	Yes	Approved at Council February 2020 and programmed for 2021/22.
	20 Chancellor Park Pavilion Works	46		46		46	Yes	Approved at Council February 2020 and programmed for 2021/22.
	21 Rivers and Waterways Improvements	600	-107	493		493	Scheme to be developed	Approved at Council February 2020 with a delegation to the Director and Cabinet Member for Greener and Safer Chelmsford. Programmed over 3 years commencing 2021/22.
42	22 Automatic Floodgates and Provisin of Locks - Feasibility		107	107		107	Yes	Budget approved September 2020 Cabinet. Budget vired from Rivers and Waterways Improvements.
	23 Mass Tree planting and Woodland Creation	4,400		4,400		4,400	Yes	Approved at Council February 2020 £4.4m with delegated authority to Director of Public Places and the Director of Finance and the relevant Cabinet Members. Funding to be sought circa £2m. Three year programme scheduled wef 2021/22.
9	24 CIL Landscape Enhancement Scheme Chignal Road	11		11		11	Yes	CIL funding approved October 2018 Chignal Road Landscaping scheme approved February 2019 Council.
	25 CIL Parks and Open Space	6		6		6	No	£6k CIL funding approved July 2019 for Coronation Park Basketball Court.
533	26 Chelmsford Indoor Market Refurbishment	500	100	600		600	Indoor works completed, outdoor works progressing	Approved supplementary estimate February 2018. Scheme design finalised. Additional supplementary estimate approved for £200k December 2018 in order to implement the preferred design with suspended ceiling. Estimate reduced by £50k. New budget reported Council February 2020. A further reduction in budget, £50k, was noted by Council in July 2020.
40,127	27 Riverside Ice and Leisure Centre Scheme	950	39,187	40,137		40,137	Building Works Completed	£700,000 approved Council July 2015. £60,000 budget vired to fund conversion of outdoor pool to car park. £180K approved April Cabinet for Project Manager and a further £945K approved June Cabinet for the design to RIBA stage 7. £400K approved at October 2016 Cabinet for early enabling works (main contractor). Additional £1m approved Cabinet April 2017 for early works. Additional early works required a further £500k, approved in June. £250k approved for Cafe fit out at Council February 2018. Full scheme cost excluding cafe approved at July 2018 Council as £35.216m. Additional £4.5m approved at February 2019 Council. Additional £200k approved by Cabinet November 2019.
22	28 Riverside Elevations	2,000		2,000		2,000	Under Review	£2m approved at Council February 2020 with delegation to Cabinet to approve detailed scheme.
31	29 Dovedales - Grant for Works 2019/20	32	2	34		34	Completed	Approved at Council February 2019 contribution towards new studio. Additional £2k approved November 2019 cabinet based on actual spend.
15	30 Dovedales - Grant for Works 2020/21	42		42		40	Yes	Approved at Council February 2020 and programmed for 2020/21.
	31 Dovedales - Grant for Works 2021/22	23		23		23	Yes	Supplementary estimate approved March 2021 £23k grant for repairs to roof.
167	32 Hylands House Refurbishment First Floor Accommodation	174		174		174	Works Completed	£174k approved at Council February 2019 3 year programme for refurbishment.
34	33 Hylands House Refurbishment Terrace Room	35		35		35	Yes	£35k approved via supplementary estimate December 2019. Scheme funded by contribution from Friends of Hylands House.
	34 Hylands House Stable Block Toilets	44		44		44	Yes	Approved at Council February 2020 and programmed for 2022/23. Now pogrammed for 2023/24
	Page 56 of 385							

Net Expenditure to Date	SCHEME DESCRIPTION	Latest Approved Budget - Approved July 2021 and Additional New Schemes Approved Since that Date			Latest Forecast Budget - Additional Requires Approval		Scheme Scheduled to Complete on Time against Original Programme	Additional Budget Approval Narrative
		Original Approved Scheme Budget	Additional/ Reduced (-) Approved Budget	Latest Approved Budget	More/(Less) Than Approved Budgets	Proposed Budget		
£000s		£000s	£000s	£000s	£000s	£000s		
	Sustainable Development							
1,667	35 Flood Alleviation Scheme	6,100	400	6,500		6,500	Dependent on Third Party - Late delivery Increased cost of scheme from EA now capped at £6.5 million approved Cabinet July 2013. The scheme is being reviewed by the EA.	
18	36 Public Realm Wayfinding Signs Phase 3	150		150		150	Yes Approved Council February 2021. Funding from ECC. 3 year programme ending 2022/23	
473	37 Public Realm Tindal Square Design	160	320	480		480	To be determined Approved at Council February 2018. The design works were completed until 2020/21. Additional £320k approved by Cabinet June 2020 for design and tender to be funded from S106. A further report will be taken to Council for approval of the scheme and budget.	
4	38 HIF Access Road and Bridge - CCC Budget		250	250		250	Yes Virement allocated for HIF bid design works.	
4,464	39 HIF Access Road and Bridge - Grant Funded	15,500	11,095	26,595		26,595	Yes £15.5m approved at Council February 2020 with a delegation to Cabinet to approve final scheme. Report taken to September cabinet requesting an additional budget of £11m of which is to be funded by £5.05m CIL, £1.1m S106 and £2.85m additional HIF grant. £2m provision for commuted sum could also be funded by CIL if available otherwise it would result in additional borrowing. An additional £11m approved by Council December 2020.	
1,461	40 S106 Beaulieu Park Station	100	1,550	1,650		1,650	Unspecified Scheme approved for £100,000 via Director of Sustainable Communities delegated authority. £1,550,000 approved at Council February 2016. The expenditure on this scheme will be funded by S106.	
2,865	41 S106 Beaulieu Park Station 2nd Phase	2,917	514	3,431		3,431	Unspecified £2,917m approved at February Council 2018. The expenditure on this scheme will be funded by S106.	
1,311	42 S106 Beaulieu Sports Facility	477	834	1,311		1,311	Completed £477k approved by Cabinet in January 2019 with delegation to spend further S106 contributions when received. Additional contributions received and therefore added to approved budget.	
38	43 S106 Public Art Bond Street	44		44		44	No Approved by delegation February 2019.	
34	44 S106 Stonebridge Illuminations	37	6	43		43	No Approved by delegation April 2019. Additional budget approved by delegation March 2020 £6k.	
6	45 S106 River Can Pathway Lighting Design	10	6	16		16	No Approved by delegation £10k January 2020. Additional budget approved by delegation March 2020 £6k.	
20	46 S106 Public Art Channels	21	79	100		100	No Approved by delegation January 2020 £21k. Additional sum approved by delegation £79k October 2021.	
106	47 CIL REFCUS Schemes 19/20	72	30	102	4	106	Yes Scheme approved April 2019 £72k. Revenue Expenditure Funded by Capital Under Statute (REFCUS). NEW £30k various CIL schemes approved July 2019.	
10	48 CIL REFCUS Schemes 20/21	17	-7	10		10	Unspecified £17k Approved March 2020.	
	49 CIL Sutherland Lodge Refurbishment	525		525		525	Awaiting Business case - Late delivery Approved Council July 2017.	
	50 CIL St Andrew's Scout Hut Building	80		80		80	Dependent on Third party - Late delivery CIL funding approved Cabinet October 2018 scheme to be included in capital programme approved by February Council 2019.	
	51 CIL Homelessness Day Centre CHESS New London Rd	300		300		300	Dependent on Third party - Late delivery CIL funding approved July 2019.	
247	52 CIL Age Concern First Floor Extension Grant	212	25	237	10	247	Dependent on Third party - Late delivery Approved scheme with CIL funding March 2020. Additional CIL funding approved Urgency letter October 2020 £25k	
47	53 CIL Integrated Cycling Infrastructure Grant	100		100		100	Yes CIL funding approved at meeting of the CIL Panel 23/1/2020.	
	54 CIL Trinity Road School Improvements	950		950		950	Yes Proposal for CIL funding will need to be approved by Cabinet once notification of support received from ECC's Capital Investment Board. Approved at Council February 2021	
43	55 CIL Trinity Road School Premises Fit Out Grant	43		43		43	Completed Approved October 2020 Urgency Letter	
370	56 Townfield Street Car Park Water Ingress Prevention	360		360	10	370	Yes Approved February 2021 Council	

Capital Schemes - Reasons for Projected Variations to Latest Approved Total Scheme Costs More Than £25,000							
Scheme Description	Latest Approved Budget	Latest Estimated Expenditure - If Additional Budget Requires Approval	Variation	Variation Type	Percentage Change in Scheme Cost	Reason	
	£000s	£000s	£000s				
Connected Chelmsford							
1 Theatres' Modernisation	1,000	1,500	500	Increase in budget	50.00%	A full scope of the works is currently being prepared and there is a desire not to compromise on the scope or quality of the project. There is volatility associated with construction and material costs, with shortages and increasing prices. The additional budget will help to ensure that this high-profile project meets its objectives.	
Fairer Chelmsford							
2 Enabling Lockside Growth Area	4,500	5,000	500	Increase in budget	11.11%	Estimated increase to reflect the increase in the cost of property acquisition.	
3 Galleywood Hall Development Industrial Units	800	1,000	200	Increase in budget	25.00%	Estimated Increase to reflect the rising price of construction and building materials.	
7 Refurbishment of Commercially Leased Property	720	1,100	380	Increase in budget	52.78%	Estimated Increase to reflect the rising price of construction and building materials.	
8 Housing Initiatives to Support the Homelessness and Rough Sleeper Strategy	7,093	7,143	50	Increase in budget	0.70%	Estimated increase to reflect the increase in the cost of property.	

CAPITAL ASSET ROLLING/REPLACEMENT PROGRAMME																		
2021/22										2022/23								
2021/22 ASSET REPLACEMENT PROGRAMME - CAPITAL EXPENDITURE VARIATIONS FROM LATEST APPROVED ESTIMATE TO LATEST FORECAST VARIATION FROM 2021/22 BUDGET ONLY										2022/23 ASSET REPLACEMENT PROGRAMME - CAPITAL EXPENDITURE PROJECTED VARIATIONS FROM LATEST APPROVED PROGRAMME AND REQUESTS FOR NEW BUDGETS								
Net Expenditure to Date	CAPITAL ASSET REPLACEMENT PROGRAMME	Original Approved Estimates for 2021/22	Additional/ Reduced (-) Approved Budget	Reason for Change - see Key Below	Latest Approved Estimates for 2021/22	Analysis of Variations				Variance for 2021/22 Additional Budget	Total Budget Requirement 2021/22	2022/23 BUDGET						
						Change in Scheme Phasing	New Proposal	More/Less (-) Than Approved Budgets	Original Approved Estimate 2021/22			Additional/ Reduced (-) Approved Budget	Reason for Change see key below	Latest Approved Estimate for 2022/23	Re phasing from 2021/22 Requires Approval	More/Less(-) Than Approved Budgets - More Requires Approval	Approved Replacements Deferred from 2022/23 to Later Years	Total Proposed Budget Requirement for 2022/23
£000's	SCHEME DESCRIPTION	£000s	£000s		£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	
	Connected Chelmsford																	
3	1 Digital Services Replacement Programme	290			290	-184		-71	-255	35			0	184	2		186	
	2 Digital Helpdesk System Replacement	25			25				0	25			0				0	
	3 Website Upgrade	75			75				0	75			0				0	
75	4 Theatres' Equipment	115			115	-40			-40	75			0	40			40	
16	5 Cramphorn Theatre Replacement Floor	17			17				0	17			0				0	
	Fairer Chelmsford																	
	No Schemes				0				0	0			0				0	
	Greener and Safer Chelmsford																	
9	6 CCTV Replacement Equipment	13			13				0	13			0				0	
	7 CCTV Various Schemes Sites CIL	3			3				0	3			0				0	
	8 Crematorium Equipment	17			17				0	17			0				0	
11	9 Crematorium Columbarium	14			14			-3	-3	11			0				0	
4	10 Civic Centre Alarm	6			6				0	6			0				0	
12	11 Civic Centre Building Management System	13			13				0	13			0				0	
36	12 Civic Centre Server Room Air Conditioning	40			40				0	40			0				0	
	13 Civic Centre Floor Replacements	31			31				0	31			0				0	
	14 Print and Post Room Replacement Equip.	28			28			-20	-20	8			0				0	
	15 Dovedales Replacement Equipment	10			10	-6			-6	4			0	6			6	
	16 Riverside Replacement Equipment	48			48	-40	10	-1	-31	17			0				0	
	17 CSAC Replacement Equipment	135			135	-118	10	-10	-118	17			0	118			118	
	18 CSAC Plant	6			6	-6			-6	0			0	6			6	
	19 SWFLC Replacement Programme	69			69	-19		-2	-21	48			0	19			19	
5	20 SWFLC Plant Replacement	7	14	SEN	21				0	21			0				0	
223	21 Play Area Replacements	265			265			5	5	270			311				311	
17	22 Sports Equipment, floodlights, Irrigation	35			35				0	35			0				0	
114	23 Hylands Car Park Machines and CCTV	135			135				0	135			0				0	
369	24 Parks Replacement Vehicles and Equipment	624			624	-181		-20	-201	423			0	181	37		218	
	25 PHPS Vehicles and Electric Chargers	100			100			-3	-3	97			0				0	
	26 PHPS Air Monitoring Equipment	20			20				0	20			0				0	
	27 PHPS Street Lighting	21			21				0	21			0				0	
	28 CIL Street Lighting Meadows Car Park	5			5				0	5			0				0	
	29 Travel pool Cars	60			60				0	60			0				0	
	30 Scootas for the Disabled	10			10			2	2	12			0				0	
30	31 Retail Market Vehicle	31			31				0	31			0				0	
271	32 Street Cleansing Vehicles	720			720	-339			-339	381			0	339	24		363	
80	33 Street Cleansing Dog Litter van	81			81			1	1	82			0				0	
	34 Wet Team Equipment	8			8	-8			-8	0			0	8			8	
39	35 Hit Squad Replacements	83			83				0	83			0				0	
	36 Refuse Vehicles				0				0	0			0				0	
1461	37 Recycling Vehicles	1,499			1,499			-11	-11	1,488			256				256	
	38 Food Vehicles	0			0				0	0			422				422	
	39 Food Vehicle Development Van	35			35				0	35			840				840	
	40 Healthy Home Loans				0				0	0			0				0	
	41 Discretionary Loans DFG Funded				0				0	0			0				0	

Reasons for Variations Greater Than £25,000 in Asset Replacement Programme						
Scheme Description	Latest Approved Budget	Estimated Budget Required	Variation	Variation Type	Percentage Change	Reason
	£000s	£000s	£000s			
<u>2010/22</u>						
<u>Connected Chelmsford</u>						
1 Digital Services Replacement Programme	290	35	-255	Rephasing of spend to 2022/23	-87.93%	£184k repased to later year and £71k reduction in required replacements mainly arising from the change to home working.
4 Theatres' Equipment	40	0	-40	Rephasing of spend to 2022/23	-100.00%	Radio Mics repased to later year and will become part of a larger proposal for a new sound system.
<u>Greener and Safer Chelmsford</u>						
16 Riverside Replacement Equipment	48	17	-31	Rephasing of spend to later year and Increase 2021/22	-64.58%	Ice rink screen £40k has been deferred to a later year and a request for additional gym equipment £10k has been made for 2021/22
17 CSAC Replacement Equipment	135	17	-118	Rephasing of spend to 2022/23	-87.41%	The refit of the gym has been delayed due to a change in the management of the gym and a desire to involve the new manager in the future plans.
24 Parks Replacement Vehicles and Equipment	624	423	-201	Rephasing of spend to 2022/23	-32.21%	Review of vehicles undertaken by service manager which has resulted in the deferral of replacements £181k as the existing assets are in good conditioin and can be used for another year before replacement and a saving on a piece of equipment £20k
32 Street Cleansing Vehicles	720	381	-339	Rephasing of spend to 2022/23	-47.08%	Service manager has had problems sourcing suitable replacement vehicles and has deferred the budget to 2022/23. The replacement cost of the vehicles is expected to increase.
44 PLACE grants	0	54	54	Increase in Spend - Grant Funded	100.00%	Request received for grant to be made to Uttlesford Council. This is grant funded.
<u>2022/23</u>						
<u>Connected Chelmsford</u>						
1 Digital Services Replacement Programme	0	184	184	Rephasing of spend to 2022/23	100.00%	See above
8 Theatres' Equipment	0	40	40	Rephasing of spend from 2020/21	100.00%	See above
<u>Greener and Safer Chelmsford</u>						
17 CSAC Replacement Equipment	0	118	118	Rephasing of spend to 2022/23	100.00%	See above
24 Parks Replacement Vehicles and Equipment	0	218	218	Rephasing of spend to 2022/23	100.00%	See above £181k repased from 2021/22 and £37k price increase of which £20k is due to potential replacement with 2 x electric vehicles.
32 Street Cleansing Vehicles	0	363	363	Rephasing of spend to 2022/23	100.00%	See above £339k repased from 2021/22 and price is forecast to increase by £24k due the increase in steel prices.



Chelmsford City Council Cabinet

16 November 2021

Publication of revisions to the Chelmsford Local Development Scheme (LDS)

Report by:

Cabinet Member for Sustainable Communities

Officer Contact(s): Jeremy Potter, Spatial Planning Services Manager,
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Purpose

The purpose of this report is to seek agreement from Cabinet for the revised Local Development Scheme (LDS) which sets out the programme of work for the preparation of statutory and non-statutory development plan documents for the period of 2021-2025 to be approved for publication.

Options

1. Approve and publish the revised LDS
2. Approve and publish the revised LDS following amendment
3. Do not approve and publish the revised LDS

Preferred option and reasons

Option 1 – To formally approve and publish the revised LDS. The Council is required to publish an up-to-date LDS by the Planning and Compulsory Purchase Act 2004 and Localism Act 2011. The Council is also required to have an up-to-date Local Plan. The LDS sets out the project plan to ensure the Council's adopted Local Plan (2020) is reviewed before it is considered out-of-date in May 2025.

Recommendations

The Cabinet is requested to indicate whether it is content for the Chief Executive to exercise his delegated authority under paragraph 3.4.2.7 of the Constitution and to:

approve the revised Local Development Scheme (LDS) set out at Appendix 1 of this report to come into effect from 17 November 2021.

1. Introduction

- 1.1. Local Authorities are required to prepare and keep up-to-date a Local Development Scheme (LDS). This is the Council's timetable for preparing and revising local development documents relating to the development and use of land in its area (in this case the review of the Local Plan which was adopted in 2020). It also includes details of other supporting documents including the Council's Community Infrastructure Levy Charging Schedule and Supplementary Planning Documents.
- 1.2. The LDS helps the Council to establish plan-making priorities and set a clear timetable for the preparation of development documents. For the public and stakeholders, the LDS provides information on the proposed programme of work to be undertaken by the local authority and highlights key milestones where public engagement and consultation will be sought.

2. Local Development Scheme (LDS) 2021-2025

- 2.1. This LDS represents a management tool for setting and managing the plan-making process. However, the LDS is not subject to Independent Examination or formal public consultation. Chelmsford City Council's first LDS was adopted in 2006 and has since been subject to seven previous reviews, the last review covering the period 2018-2020. This latest LDS forms the eighth review and replaces all previous versions.
- 2.2. The Council currently has a single Local Plan covering the whole Council area. This was adopted in May 2020 and covers the period up to 2036. Although only recently adopted the Council will need to consider and set out the scope of how it will review its Local Plan and the need to prepare any other planning documents alongside this. This latest LDS covers the period 2021-2025 and sets out the scope and timeframe for the review of the Local Plan.
- 2.3. The LDS includes a timetable for the review which would see the first formal Regulation 18 public consultation (Issues and Options) on the Local Plan taking

place in Spring 2022. This accords with the Local Plan's commitment to a full or partial review of the Plan in Policy S13 to commence in 2022. The LDS sets out a programme for a full review of all of the policies and proposals within the adopted Local Plan (2020) and that the plan period is extended from 2036 to 2041. This will ensure that a 15-year plan horizon (2025-2041) is maintained on adoption of the reviewed Local Plan in accordance with national planning policy.

- 2.4. A further formal Regulation 18 (Preferred Options) and a Regulation 19 (Submission Plan) public consultation are then proposed. This will see three rounds of public consultation taking place as part of the review. A projected timetable for these consultations is set out in Section 4 of the LDS.
- 2.5. The LDS also sets out other planning documents that will be required to assist in the preparation and to help determine the scope of the Local Plan. These are set out in Section 5 of the LDS and include:
 - A review of the CIL charging schedule (to align with the timetable for the review of the Local Plan)
 - Statement of Community Involvement (SCI)
 - Supplementary Planning Documents (SPDs)
 - Evidence base documents
 - Sustainability Appraisal
 - Policies Map
 - Masterplans
- 2.6. Section 6 sets out potential risks which may impact the timetable, alongside contingencies to deal with those.
- 2.7. Sections 7 and 8 cover the monitoring of the LDS and the project management and resources for undertaking the review of the Local Plan. This includes the governance arrangements for formal decision making relating to the review of the Local Plan.
- 2.8. In accordance with Section 15 (9A) (b) of the Planning and Compulsory Purchase Act 2004 Act a copy of any amendments made to the LDS since its last publication in 2018 is set out in **Appendix 1**.

3. Conclusion

- 3.1 The Council is required to publish an up-to-date Local Development Scheme by the Planning and Compulsory Purchase Act 2004. The Local Development Scheme (LDS) at **Appendix 1** sets out the programme of work for the preparation of statutory and non-statutory development plan documents covering the period of 2021-2025. The LDS is a 'living' document which does not preclude further changes within this period if that is deemed necessary.

3.2 It is recommended that the revised LDS as set out in **Appendix 1** be approved for publication.

List of appendices:

Appendix 1 – Local Development Scheme 2021-2025

Background papers:

- Local Development Scheme Seventh Review (2018-2020)
- Planning and Compulsory Purchase Act 2004
- Localism Act 2011

Corporate Implications

Legal/Constitutional: The Council are required to publish an up-to-date LDS in accordance with the Planning and Compulsory Purchase Act 2004.

Financial: The cost of the review of the Local Plan will be met through the budget reserve identified for this purpose

Potential impact on climate change and the environment: There is no direct impact on climate change and the environment arising directly from this report, although the review of Local Plan policies will enable higher environmental standards to be considered for new development.

Contribution toward achieving a net zero carbon position by 2030: There are no direct implications arising from this report, although the review of Local Plan policies will enable higher environmental standards to be considered for new development.

Personnel: There are no direct personnel implications arising from this report.

Risk Management: Risks and contingencies relating to the LDS are set out in section 6 of Appendix 1.

Equality and Diversity: An Equalities and Diversity Impact Assessment has been undertaken for the Council's new Local Plan and will need to be updated as part of its review.

Health and Safety: There are no Health & Safety issues arising directly from this report.

Digital: There are no IT issues arising directly from this report. New Local Plans will need be digital, therefore an audit is currently being undertaken on the systems for producing and consulting on the review of the Local Plan.

Consultees:

Essex County Council Spatial Planning Team

Relevant Policies and Strategies:

This report takes into account the following policies and strategies of the City Council:

Local Plan 2013-2036

Our Chelmsford, Our Plan, January 2020

Statement of Community Involvement 2020

Chelmsford Local Plan
**Local Development
Scheme 2021-2025**

November 2021



Table of Contents

1	Introduction	2
	Purpose	2
	What has been achieved to date?	2
2	The adopted Statutory Development Plan	2
	Adopted Development Plan Documents	2
	Development Plan Documents in progress	3
	Neighbourhood Development Plans.....	3
3	Chelmsford Local Plan Review	4
4	Timetable for review of the Local Plan	4
5	Other Planning Documents	6
	Community Infrastructure Levy (CIL)	6
	Statement of Community Involvement (SCI)	6
	Supplementary Planning Documents (SPDs)	7
	Evidence Base	9
	Sustainability Appraisal/Strategic Environmental Assessment	10
	Policies Map	10
	Masterplans	10
6	Risks and Contingencies	11
7	Monitoring and Review	12
8	Project Management and Resources	12
	Appendix 1 – Appendments made to 2018 LDS	14

1 Introduction

Purpose

- 1.1. In accordance with the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), this Local Development Scheme (LDS) sets out what Local Plan related documents the City Council intend to prepare and a timetable for their production and consultation in the period 2021-2025.
- 1.2. This LDS is a management tool for setting and managing the plan-making process. However, the LDS is not subject to Independent Examination or formal public consultation. Chelmsford City Council’s first LDS was adopted in 2006 and has since been subject to seven previous reviews. This LDS forms the eighth review and replaces all previous versions and will be published on the City Council’s website.

What has been achieved to date?

- 1.3. Since the publication of the first LDS, the City Council has continuously made good progress in the preparation of its Local Plans. The Council had a complete suite of adopted Development Plan Documents within its Local Development Framework which covered the period up to 2021.
- 1.4. These have subsequently all been superseded by the new single Local Plan which was adopted in May 2020 and covers the period up to 2036.

2 The adopted Statutory Development Plan

Adopted Development Plan Documents

- 2.1 The statutory development plan for Chelmsford City Council’s administrative area comprises of the following documents:

Document	Adoption Date	Period document covers
Chelmsford City Council’s Local Plan	27 May 2020	2013 – 2036
Essex Minerals Local Plan	July 2014	2012 – 2029
Essex and Southend-on-Sea Waste Local Plan	July 2017	2017 – 2032
South East (Inshore) Marine Plan	June 2021	2021-2041

- 2.2 When reviewing the Chelmsford Local Plan regard will need to be given to the strategies and policies contained within the Minerals and Waste Local Plans, and the South East (inshore) Marine Plan.

Development Plan Documents in progress

Neighbourhood Development Plans

- 2.3 Work has commenced on a number of Neighbourhood Plans within the Chelmsford City Council Administrative area. Upon each of these being 'made', they will become part of the statutory development plan for the area which they cover.
- 2.4 There are currently eight neighbourhood development plans in progress in the Chelmsford area. Their status is set out below and further details for each one can be found on their websites.

Neighbourhood Development Plan	Key dates/ Status	Website
Boreham	Designated 11 January 2017	http://www.borehamparishcouncil.co.uk/organisation/neighbourhood-plan/
Broomfield	Designated 22 March 2016	https://www.broomfieldessex.co.uk/your-neighbourhood-plan/
Danbury	Designated 9 March 2016	https://www.danburyneighbourhoodplan.com/
East Hanningfield	Designated 24 September 2019	https://e-voice.org.uk/easthanningfieldparishcouncil/village-design/
Little Baddow	Designated 6 January 2017	https://www.littlebaddowplan.org.uk/
Sandon	Designated 31 October 2017	https://sandonparishcouncil.co.uk/neighbourhood-development-plan/
South Woodham Ferrers	Designated 14 January 2016 Regulation 14 consultation March 2020 Regulation 16 consultation November 2020 Referendum October 2021 Adoption expected December 2021	http://www.southwoodhamferrers.gov.uk/Neighbourhood_Plan_26846.aspx
Writtle	Designated 3 January 2017 Regulation 14 consultation December 2020	https://writtle-pc.gov.uk/neighbourhood-plan/

	<p>Regulation 16 consultation April 2021</p> <p>Referendum October 2021</p> <p>Adoption expected December 2021</p>	
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3 Chelmsford Local Plan Review

- 3.1 Although adopted in May 2020 the City Council will need to consider and set out the scope of how it will review its Local Plan and the need to prepare any other planning documents alongside this.
- 3.2 The review of the Local Plan will continue to cover the whole of the Chelmsford administrative area and include strategic priorities and long-term vision for Chelmsford. It will contain a Spatial Strategy which identifies locations for delivering housing and other strategic development needs such as employment, retail, leisure, green, blue and wild infrastructure, and community development. It also will also include strategic policies, site allocation policies, development management policies and Policies Map for determining all forms of planning applications.
- 3.3 The reviewed Local Plan will have a Plan period covering the period 2025-2041 and once adopted will replace the existing Local Plan which covers the period 2013 – 2036.

4 Timetable for review of the Local Plan

- 4.1 The Council has a statutory duty to review the Local Plan at least every five years under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. The NPPF (2021) sets out in paragraph 33 that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. It also states that reviews should be completed no later than five years from the adoption date of a plan (which would be 28 May 2025) and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.
- 4.2 The Local Plan commits to a full or partial review of the Plan in Policy S13 to commence in 2022. The timetable for a full review of the Local Plan is set out below and will be updated

with further detailed timescales as the review progresses and relevant milestones are met or require amending. The table is set out in quarters for each year as follows:

Quarter 1 = January/February/March

Quarter 2 = April/May/June

Quarter 3 = July/August/September

Quarter 4 = October/November/December

Stage	Estimated timescale
New Local Development Scheme Approved	Quarter 4 2021
New/revised Evidence Base procured/produced/revised	Quarter 4 2021 and on-going thereafter
Duty to Co-operate engagement	Quarter 4 2021/Quarter 1 2022 and on-going thereafter
Formal Regulation 18 Consultation (Issues and Options)	Quarter 2 2022 (6 week consultation)
Review comments and revise Plan	Quarter 2/Quarter 3 2022
Formal Regulation 18 Consultation (Preferred Options)	Quarter 4 2022/Quarter 1 2023 (6 week consultation)
Review comments and revise Plan	Quarter 2/Quarter 3 2023
Submission Local Plan Consultation (Regulation 19)	Quarter 4 2023
Review comments and revise Plan	Quarter 2 2024
Submission of Local Plan and representations to Secretary of State (Regulation 20, 22 and 35)	Quarter 3 2024
Independent Examination (Regulation 20)	Quarter 4 2024
Inspector's Report and Adoption of Local Plan (Regulations 20 and 35)	Quarter 1/Quarter 2 2025

5 Other Planning Documents

- 5.1 To assist in its preparation and to help determine the scope of the Local Plan review the following documents are also relevant and will be required to be updated/reviewed as set out below:

Community Infrastructure Levy (CIL)

- 5.2 The CIL is a planning charge on new developments used by local authorities to fund and deliver infrastructure needed to support new development. CIL is charged on a £ per square metre basis on the gross internal area of new development.
- 5.3 Chelmsford was the first local authority in Essex to bring a CIL into force on the 1 June 2014. This followed two rounds of public consultation and an independent examination that took place in October 2013.
- 5.4 The approved Charging Schedule states that a review of the documents will commence in 2016. This culminated in the Local Plan Viability Study and CIL Viability Review produced in January 2018 and an Infrastructure Delivery Plan (IDP) produced in 2018 and updated in the 2019.
- 5.5 As part of the consideration of the Local Plan Viability Study and CIL Review report, the Council's Development Policy Committee, at its meeting on 18 January 2018, agreed that the review of the CIL Charging Schedule would re-commence in 2020 unless new Regulations or evidence necessitates an earlier review.
- 5.6 In the meantime, the Government confirmed that all Local Plans would need to be reviewed every five years. The Local Plan includes a Monitoring and Review policy that states the review of the Local Plan will start in 2022.
- 5.7 At a meeting of the Chelmsford Policy Board on 5 March 2020 it was subsequently agreed that the review of the CIL Charging Schedule should be aligned with the review of the Local Plan in order to assess any new future policy and infrastructure requirements in a holistic manner alongside the review of CIL rates. This also allows for the formal independent examination process to be undertaken together.

Statement of Community Involvement (SCI)

- 5.8 The Statement of Community Involvement (SCI) sets out how the City Council will involve the community and stakeholders in plan-making and when considering planning applications. The SCI also sets out the levels of consultation that developers will be encouraged to undertake, before submitting an application, particularly those involving major or controversial proposals.

5.9 The City Council adopted its first Statement of Community Involvement (SCI) in February 2006. There have been a number of reviews since with the most recent review being approved in September 2020.

5.10 The most recently approved version of the SCI can be found at:
<https://www.chelmsford.gov.uk/resources/assets/inline/full/0/4284192.pdf>

Supplementary Planning Documents (SPDs)

5.11 The City Council currently has eleven adopted SPDs, including six Village Design Statements. SPDs can be used as a vehicle to aid in the successful delivery of development and/or infrastructure.

5.12 The table below lists the SPDs that are currently adopted:

Document title	Scope of document	Adopted
Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document	Sets out a strategic approach to identifying the scale of recreational disturbance to Special Protection Areas, Special Areas of Conservation and Ramsar sites along the Essex coast and proposes measures to mitigate impacts. It is a joint strategy with eleven local planning authorities across Greater Essex (Basildon District Council, Braintree District Council, Brentwood Borough Council, Castle Point Borough Council, Colchester Borough Council, Chelmsford City Council, Maldon District Council, Rochford District Council, Southend-on-Sea District Council, Tendring District Council and Thurrock Council).	May 2020
Making Places Supplementary Planning Document	Seeks to promote and secure high-quality sustainable new development. It is aimed at all forms of development, from large strategic developments, public spaces and places, to small extensions to individual homes. It sets out detailed guidance on the standards included in Chelmsford's Local Plan for future planning proposals. It also shows how development can go beyond planning policy requirements to create the most sustainable and environmentally friendly development.	January 2021
Planning Obligations Supplementary Planning Document	Sets out how CCC will seek planning obligations when considering planning applications. It identifies topic areas where planning obligations and possible contributions would	January 2021

	<p>be applicable, whether financial or otherwise. This can include providing things like affordable housing, open space, environmental improvements or community facilities, and/or paying financial contributions towards them. Along with the Community Infrastructure Levy Charging Schedule, the SPD gives clear guidelines to developers, landowners and stakeholders. It sets out the likely scope and scale of planning obligations applicable to different sorts of development.</p>	
Solar Farm Development Supplementary Planning Document	<p>Provides guidance on preparing, submitting and assessing planning proposals for solar farms and guidance on where solar farms may be most suitable. It considers and applies advice from a number of sources, including the requirements of National Planning Policy and Guidance, local planning policies and other relevant strategies.</p>	October 2021
Chelmsford Town Centre Public Realm Strategy	<p>Forms a framework for funding bids, investment and programming of works and the basis for negotiation of planning applications in the City Centre. It sets out priorities and guidance for the design-led improvement of public spaces and seeks to coordinate the design of streets and spaces. It provides the basis for best practice standards for client and contractor organisations with influence over public spaces and helps to promote community cohesion and encourage the successful use of spaces.</p>	January 2011
Broomfield Village Design Statement	<p>Provides local design guidance for development in the area.</p>	2011
Danbury Planning Framework	<p>Provides local design guidance for development in the area.</p>	2011
Great Baddow Village Design Statement	<p>Provides local design guidance for development in the area.</p>	2011
Little Baddow Village Design Statement	<p>Provides local design guidance for development in the area.</p>	2012
Sandon Village Design Statement	<p>Provides local design guidance for development in the area.</p>	2011
Stock Village Design Statement	<p>Provides local design guidance for development in the area.</p>	2011

5.13 To support the review of the Local Plan, some SPDs may be required to be updated, or additional SPDs may be required. The latest status of new/updated SPDs is available on our

website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/supplementary-planning-documents/>

Evidence Base

- 5.14 The Local Plan has been informed by a range of information including background studies, research, surveys and feedback documents. Many of the studies that form the evidence base have been undertaken by the City Council or by consultants on behalf of the City Council. Others have been undertaken in partnership with other Local Authorities and Essex County Council to take into account any issues and opportunities affecting neighbouring areas and the wider region. You can view information relating to the Local Plan Evidence Base on the Council's website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/evidence-base/>
- 5.15 Various evidence base documents will need to be reviewed, updated, or additional evidence base documents produced, to assist in the review of the Local Plan. The evidence base is important to ensure the Local Plan policies and allocations are justified and support the Local Plan being found sound at Examination. All new and updated evidence base documents will be added to the Council's website as they are produced.
- 5.16 As part of the legal Duty to Co-operate¹, the City Council is committed to continue to work collaboratively with other local authorities and stakeholders on strategic matters of cross-boundary and sub-regional significance.
- 5.17 Some evidence base documents will identify needs required for the Plan period e.g. numbers of homes and jobs, while others will test and inform proposals within the Plan e.g. transport modelling and viability testing. While not intended to be a comprehensive list, evidence base documents covering the following general topic areas will be prepared to support the Local Plan:
- Consultation and Duty to Co-operate
 - Population and homes
 - Economy and Regeneration
 - Green/Blue/Wild Infrastructure
 - Natural, Historic and Built Environment
 - Transport and Movement
 - Viability
 - Monitoring and Equality

¹ Section 110 of the Localism Act (2011)

Sustainability Appraisal/Strategic Environmental Assessment

- 5.18 The Sustainability Appraisal (SA) informs the Local Plan and any other Development Plan Documents (DPD). SA's are published for consultation alongside the publication of each stage of the Local Plan or DPD and form a key consideration of determining soundness at Examination.
- 5.19 All policies and proposals contained within the Local Plan are subject to a Sustainability Appraisal and also Strategic Environment Assessments (SIA) and Habitat Regulations Assessments (HRA). This involves scoping reports and assessments throughout the preparation of the Local Plan to ensure an iterative approach. These documents form part of the evidence base and will be required to be produced throughout any review of the Local Plan.

Policies Map

- 5.20 The policies map covers the whole of the Chelmsford area and its purposes is to illustrate sites allocated for development or protection within the Local Plan. The current Local Plan maps and map legend can be downloaded at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/adopted-local-plan/> These will be revised as part of the review of the Local Plan and updated maps will be published on adoption of the new Local Plan.

Masterplans

- 5.21 Masterplans are high level documents, which set out what we expect from a new development. They mainly relate to strategic growth sites, which are allocated in the Local Plan. The Local Plan sets out the overall number and locations for homes, jobs and businesses along with the infrastructure needed to support growth.
- 5.22 Masterplans help create excellent places to live, work and enjoy, and which are suitable for the individual site. They help us to make sure developments deliver what the area needs, while giving developers some flexibility.
- 5.23 Full details of the Masterplan procedure and progress on existing Masterplans can be found at: <https://www.chelmsford.gov.uk/planning-and-building-control/masterplans-for-new-developments-in-chelmsford/>

6 Risks and Contingencies

Risks	Level	Contingency
Significant changes to the planning system - publication of new Government legislation/guidance	Medium to High	Continue to keep fully abreast with any changes/publications of Government legislation. Assess as soon as practicable any revisions that may be necessary to the Local Plan.
Problems/inability to engage with key stakeholders and the community	Low	Continue to engage and maintain good relationships with key stakeholders and communities. Raise any problems or issues through appropriate channels.
Failure to comply with Duty to Co-operate	Medium	Prepare and implement a Duty to co-operate strategy and ensure early engagement at officer and Member level.
Handling higher than expected numbers of representations	Medium to High	Engage additional staff resources during and after consultation periods with the use of external specialists if necessary.
Loss of key staff within Spatial Planning Services team	Medium	Recruiting temporary contract staff, if necessary, to cover any shortfalls in staffing levels.
Inability for the Planning Inspectorate to deliver hearings and reports on time	Medium	This would affect the Examination and adoption of the Local Plan. No contingency as Planning Inspectorate is the sole body able to undertake this process.
Legal Challenges to the Local Plan	Medium	Seek appropriate legal advice through the preparation of the Local Plan and keep abreast of best practice.
Neighbourhood Plans – staff are required to provide advice and support to neighbouring groups	Medium to High	Early engagement with Parish Councils/community groups to anticipate workload. Recruit temporary contract staff, if necessary, to divert some of the workload.

7 Monitoring and Review

- 7.1 The City Council is required to prepare an Authority Monitoring Report (AMR) which assesses the extent to which the Plan's objectives and policies are being achieved as set out in the Local Plan Monitoring Framework. This can be found in Section 10 of the Local Plan which can be downloaded at:
<https://www.chelmsford.gov.uk/resources/assets/inline/full/0/4676389.pdf>
- 7.2 The AMR also monitors the implementation of the LDS by reviewing the production of Local Plan document progress compared with the targets and milestones set out in the LDS. It assesses where the City Council:
- has met the LDS targets and milestones, is falling behind schedule, or will not meet targets with reasons for this and;
 - needs to update the Local Development Scheme particularly in light of the above. Where it is necessary to update the Local Development Scheme, the steps and the timetable needed for the revision of that scheme
- 7.3 Chelmsford's AMR's are published annually and are available on the City Council's website at: <https://www.chelmsford.gov.uk/planning-and-building-control/planning-policy-and-new-local-plan/new-local-plan/monitoring-development/>

8 Project Management and Resources

- 8.1 The preparation of the new Local Plan will be led and co-ordinated by staff within the Spatial Planning Services Team supported by members of other teams within the City Council's Directorate for Sustainable Communities. Contributions will also be made from members of other Directorates and Services within the City Council as required. There may also be a need for input from specialist consultants and some joint evidence base working with other authorities.
- 8.2 The Local Plan will be prepared on a project basis with a team of officers led by the Spatial Planning Services Manager. Consultation arrangements, as defined in the adopted Statement of Community Involvement, will be co-ordinated by a designated Officer using other resources of the Council as appropriate.
- 8.3 The City Council's budget currently covers the costs of current work on the Local Plan and the Council expects to meet projected costs for future years from its Revenue Budget. The City Council will need to meet the costs of the Independent Examination process in collaboration with the Planning Inspectorate to ensure that such costs are met at the appropriate times.

8.4 Evidence base documents to inform the Local Plan will be signed off by Officers under delegated powers. The existing governance for formal decision making relating to the review of the Local Plan will be through the following Boards/Committees:

- Chelmsford Policy Board
- Cabinet
- Full Council

8.5 Role of Chelmsford Policy Board in relation to the Local Plan review process:

- To review existing and develop new policies and strategies, including statutory development plans, and to make recommendations to the Cabinet and Council, as appropriate
- To consider draft new policies and strategies, including draft versions of the Local Plan, for the purposes of engagement and formal consultation, as appropriate
- To recommend to the Cabinet approval and adoption of the final versions of Masterplans, Supplementary Planning Documents and other non-statutory planning policy documents

8.6 The above provisions do not prevent Cabinet or Council adopting new or revised policies that have not been reviewed by the Chelmsford Policy Board.

8.7 Role of Chelmsford Cabinet in relation to the Local Plan review process:

- To formally agree recommendations of the Chelmsford Policy Board, including the publication of Local Plan consultation documents.

8.8 Role of Chelmsford Cabinet in relation to the Local Plan review process

- To formally agree the submission of the Local Plan for Examination
- To formally agree the adoption of Local Plan.

Appendix 1 – Appendments made to 2018 LDS

In accordance with Section 15 (9A) (b) of the Planning and Compulsory Act 2004 Act a copy of any amendments made to the LDS since its last publication in 2018 is set out below:

2018 LDS Section/Sub-section title	2021 LDS Section/Sub-section title	Amendments made
1. Introduction	1. Introduction	
Purpose of the Local Development Scheme	Purpose	Text updated to reflect this will be the eighth review of the LDS and that this will replace all previous versions.
What has the Council already achieved	What has been achieved to date?	Text updated to reflect the Council had an adopted suite of Development Plan Documents which have subsequently been replaced with a composite Local Plan covering the period up to 2036.
2. Context	N/A	
The Planning System	N/A	Section previously covered the changes in the planning system which had occurred since the adoption of the Local Development Framework documents and the need for a composite Local Plan. This section was outdated and not required to be included in an LDS. Given that it has the potential to become out of date at any point in time it has been removed as it is unnecessary.

2018 LDS Section/Sub-section title	2021 LDS Section/Sub-section title	Amendments made
3. The Adopted Statutory Development Plan	2. The adopted Statutory Development Plan	
Chelmsford Local Development Framework 2001-2021	Adopted Development Plan Documents	All adopted Development Plan Documents included in one table with their Plan period and adoption dates. South East (Inshore) Marine Plan added.
Minerals and Waste Local Plans	Adopted Development Plan Documents	All adopted Development Plan Documents included in one table with their Plan period and adoption dates.
	Development Plan Documents in progress	Details of all Neighbourhood Plans and their progress to date are included in a table with links to them all. Details of these were previously included under section 4 but since they have progressed further and some are nearing being brought into force, at which point they will become part of the statutory development plan for the area which they cover, it was considered more appropriate to include them in this section.
4. Chelmsford Local Plan	3. Chelmsford Local Plan Review	
Background	Chelmsford Local Plan Review	Text updated to reflect that the Local Plan will be reviewed rather than a comprehensive new Local Plan to replace the previous Local Development Framework (which has already happened).

2018 LDS Section/Sub-section title	2021 LDS Section/Sub-section title	Amendments made
		<p>Text includes the area the Local Plan Review will cover, what it will contain, and the period of time it will cover.</p> <p>Previous text which covered issues such as Evidence Base is now covered in the Evidence Base sub-section in section 5.</p>
Neighbourhood Plans		<p>Details of all Neighbourhood Plans and their progress to date are now included in a table with links to them all in section 2. Details of these were previously included under section 4 but since they have progressed further and some are nearing being brought into force, at which point they will become part of the statutory development plan for the area which they cover, it was considered more appropriate to include them in section 2.</p>
	4. Timetable for review of the Local Plan	<p>Timetable moved from Appendix 1 and 2 in previous LDS to sit with the details about the Review of the Local Plan, so it is easier to read across.</p> <p>Text sets out the need and requirement for a review of the Local Plan and the projected timetable for the review.</p>
5. Other Planning Documents	5. Other Planning Documents	
Supplementary Planning Documents (SPDs)	Community Infrastructure Levy (CIL)	Moved to the beginning of this section as its timetable sits alongside that of the Local Plan Review.

2018 LDS Section/Sub-section title	2021 LDS Section/Sub-section title	Amendments made
		Text updated to set out why a review of CIL did not commence in the timeframe previously suggested and that it will be reviewed in the same timeframe for the review of the Local Plan.
Community Infrastructure Levy (CIL)	Statement of Community Involvement (SCI)	Text updated and moved further up this section as a new SCI has recently been approved. Text includes a link to the latest SCI available on the Council's website.
Statement of Community Involvement (SCI)	Supplementary Planning Documents (SPDs)	SPD table previously included updated to include all current SPDs, their scope and status. A weblink of where to find details of any potential review of these, or any future SPDs, on the Council's website is included.
Authority Monitoring Report (AMR)	Evidence Base	Weblink of where to find the full list of Evidence Base documents is updated and general topic areas for evidence base documents proposed to be covered is included.
Evidence Base	Sustainability Appraisal	Additional text included to set out that SA's will be published for consultation alongside each stage of the Local Plan Review process.
Sustainability Appraisal	Policies Map	New section added for completeness, to set out that the policies map covers the whole of the Chelmsford area and its purposes

2018 LDS Section/Sub-section title	2021 LDS Section/Sub-section title	Amendments made
		<p>is to illustrate sites allocated for development or protection within the Local Plan.</p> <p>A weblink to the map on the Council's website is included as well as setting out that this will be reviewed and updated accordingly, as part of the Local Plan Review.</p>
	Masterplans	<p>New section added as Masterplans were introduced as part of the Strategic Site Policy Allocations in the adopted Local Plan.</p> <p>Details of their purpose and a weblink to Council's Masterplan procedure and progress on existing Masterplans on the Council's website is included.</p>
6. Risks and Contingencies	6. Risks and Contingencies	<p>Additional risk and contingencies identified relating to the potential for failing to comply with the Duty to Co-operate, and Legal Challenges to the Local Plan.</p>
7. Monitoring and Review	7. Monitoring and Review	<p>Text updated to reflect the Council's adopted Local Plan Monitoring Framework as previous version referred to Local Development Framework Monitoring Framework.</p> <p>Weblink included to latest Local Plan Monitoring Framework and Authority Monitoring Report on the Council's website.</p>

2018 LDS Section/Sub-section title	2021 LDS Section/Sub-section title	Amendments made
8. Project Management and Resources	8. Project Management and Resources	<p>Text updated to reflect the Planning and Housing Policy team is now the Spatial Planning Services Team.</p> <p>Additional text added to set out the existing governance for formal decision making relating to the review of the Local Plan will be through the following Boards/Committees:</p> <ul style="list-style-type: none"> • Chelmsford Policy Board • Cabinet • Full Council <p>Details of which documents will go to which Board/Committee added.</p>
	Appendix 1 – Appendments made to 2018 LDS	This table of amendments has been added as an appendix to the LDS, rather than previously being published alongside it on the Council’s website, to ensure it is easy for all to find.
Appendix 1 – Documents Proposed for Preparation	N/A	Timetable moved and updated from Appendix 1 and 2 in previous LDS to sit with the details about the Review of the Local Plan in section 4 so it is easier to read across.
Appendix 2 – Document Preparation Timetable	N/A	Timetable moved and updated from Appendix 1 and 2 in previous LDS to sit with the details about the Review of the Local Plan in section 4 so it is easier to read across.



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Document published by
Planning and Housing Policy
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Chelmsford City Council Policy Board / Cabinet

14 October 2021 / 16 November 2021

Solar Farm Development Supplementary Planning Document (SPD) – Consultation Feedback and Proposed Changes

Report by:

Director for Sustainable Communities

Officer Contact:

Laura Percy, Senior Planning Officer, laura.percy@chelmsford.gov.uk , 01245 606486

Purpose

To present feedback from consultation on the Council's Solar Farm Development SPD and seek approval for proposed changes to the SPD for consideration by Cabinet.

Recommendations

The Cabinet is requested to indicate whether it is content for the Chief Executive to exercise his delegated authority under paragraph 3.4.2.7 of the Constitution and to:

- 1 agree the proposed changes to the SPD attached at **Appendix 2** of this report and the adoption of the Supplementary Planning Document in accordance with those changes.
- 2 authorise the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to make any subsequent minor textual, presentational or layout amendments to the final version of the SPD.

- 3 to authorise the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable to approve the necessary legal and procedural adoption material to enable the adoption of the SPD.
-

1. Introduction

- 1.1 This report follows the public consultation of the Council's draft Solar Farm Development Supplementary Planning Document (SPD). It reports on the feedback received from the public consultation and recommends the adoption of the SPD subject to some amendments following feedback received.

2. Background to the SPD

- 2.1 Once adopted the SPD will provide guidance on preparing, submitting and assessing planning proposals for solar farm proposals and guidance on where solar farms may be most suitable. It considers and applies the requirements of national planning policy and guidance, local planning policies and other relevant strategies and provides practical advice intended to be used by solar farm applicants, Council planners, local stakeholders and communities in the consideration of solar farm proposals.
- 2.2 Once adopted, the SPD will be a material consideration in the determination of planning applications.

3. Public consultation on the SPD

- 3.1 The draft SPD was approved for public consultation by the Policy Board in March 2021. Consultation on the SPD took place for four weeks between 18 May and 15 June 2021.
- 3.2 The draft SPD document which was the subject of public consultation can be viewed at:
<https://www.chelmsford.gov.uk/resources/assets/inline/full/0/5978576.pdf>

4. Feedback from the public consultation

- 4.1. The consultation received 72 representations from 34 different individuals/organisations. The majority of these were from organisations/public bodies and energy providers. It should however be noted that one representation often referred to multiple sections/paragraphs within the document.
- 4.2. A feedback report, including a summary of the representations received, can be found at **Appendix 1** of this report. This sets out who and how we consulted on the SPD and the feedback received from the consultation. The feedback is set out in document order and contains details of each representation and the Council's comments and/or change proposed as a result of those comments.
- 4.3. In general, there was support for the document and its contents, subject to some suggested changes. Most changes were to ensure clarity on what was required by development and updates to reflect the latest position on some issues.
- 4.4. It was also considered by some that elements of the SPD suggested requirements that went beyond policy requirements in the Local Plan.

5. Proposed changes

- 5.1. A final schedule of proposed changes is found at **Appendix 2** of this report. This condenses the proposed changes set out in the feedback report as well as some minor additional changes proposed, generally regarding the fact the document will no longer be a draft document, to the SPD in document order. Changes are shown as **strikethrough** where text is to be removed and **underlined** where additional text is proposed.
- 5.2. As part of the consideration of changes required to the SPD the Council sought independent advice from Elementa Consulting, as renewable energy consultants, on the content of the SPD and the proposed changes.
- 5.3. In summary the overall changes proposed to the SPD are:
 - Clarification/wording changes to assist in clarifying where elements of the guidance are encouraged but not a mandatory policy requirement
 - Changes to ensure greater clarity or to reflect the latest guidance or policy position
 - The inclusion of some further best practice examples
 - The inclusion of the need to clarify the quality or efficiency of the system to ensure quality panels are installed
 - Minor typographic and editorial changes

- The removal of preferred locations for solar farm development being identified as this goes beyond the existing Local Plan policy requirements in Policies S2 and DM19.

5.4. Following agreement of this schedule of proposed changes by the Policy Board and Cabinet a final version of the document will be produced and published on the Council's website as soon as practicable.

5.5. As soon as reasonably practical following adoption of the SPD, in accordance with Regulation 14 of the Town and Country Planning (Local planning) (England) Regulations 2012 (as amended) the Council will make available the SPD and an Adoption Statement. The Council will also send the Adoption Statement to anyone who has asked to be notified of the adoption of the SPD.

6. Conclusions

6.1 The consultation on the draft SPD received a good level of response with general support for the document. Subject to the Board agreeing the schedule of proposed changes attached at **Appendix 2** of this report, the SPD is recommended to Council's Cabinet for adoption.

List of appendices:

Appendix 1 Feedback Report for Solar Farm Development Supplementary Planning Document

Appendix 2 Schedule of proposed changes to the Solar Farm Development Supplementary Planning Document

Background papers:

Solar Farm Development Supplementary Planning Document Consultation Document:

<https://www.chelmsford.gov.uk/resources/assets/inline/full/0/5978576.pdf>

Corporate Implications

Legal/Constitutional:

The SPD has been subject to consultation in accordance with the Planning and Compulsory Purchase Act 2004 and associated Regulations.

Financial:

There are no cost implications arising directly from this report.

Potential impact on climate change and the environment:

The SPD will seek to ensure new development within CCC's administrative area will contribute towards meeting the Council's Climate Change agenda.

Contribution toward achieving a net zero carbon position by 2030:

The SPD will seek to ensure such development within CCC's administrative area will contribute towards achieving a net zero carbon position by 2030.

Personnel:

There are no personnel issues arising directly from this report.

Risk Management:

None.

Equality and Diversity:

The SPD will seek to ensure such development provides access for all.

An Equalities and Diversity Impact Assessment has been undertaken for the Council's new Local Plan and the SPD does not introduce new policy.

Health and Safety:

There are no Health & Safety issues arising directly from this report.

Digital:

There are no IT issues arising directly from this report.

Other:

The document will contribute to priorities in the Council's Our Chelmsford, Our Plan 2020: A Fairer and Inclusive Chelmsford, A Safer and Greener Place, Healthy, Enjoyable and Active Lives and A Better Connected Chelmsford.

Consultees:

CCC – Development Management

CCC – Inward Investment and Economic Growth

CCC – Legal Services

Relevant Policies and Strategies:

This report takes into account the following policies and strategies of the City Council:

Local Plan 2013-2036

Our Chelmsford, Our Plan, January 2020
Statement of Community Involvement 2020

Our Chelmsford, Our Plan

The above report relates to the following priorities in the Corporate Plan:

Promoting sustainable and environmentally responsible growth to stimulate a vibrant, balanced economy, a fairer society and provide more housing of all types.

Making Chelmsford a more attractive place, promoting Chelmsford's green credentials, ensuring communities are safe and creating a distinctive sense of place.

Encouraging people to live well, promoting healthy, active lifestyles and reducing social isolation, making Chelmsford a more enjoyable place in which to live, work and play.

Bringing people together, empowering local people and working in partnership to build community capacity, stronger communities and secure investment in the city.

APPENDIX 1: CHELMSFORD CITY COUNCIL SOLAR FARM DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD) FEEDBACK REPORT

1. Introduction

- 1.1 The SPD has been produced to provide guidance on preparing, submitting and assessing planning proposals for solar farm proposals and guidance on where solar farms may be most suitable. It considers and applies the requirements of national planning policy and guidance, local planning policies and other relevant strategies and provides practical advice intended to be used by solar farm applicants, Council planners, local stakeholders and communities in the consideration of solar farm proposals.

2. Preparation of the draft SPD

- 2.1 In preparing the draft SPD, informal consultation was carried out with a range of internal City Council officers including those from:

- Development Management
- Public Health and Protection
- Economic Development and Implementation
- Public Places

- 2.2 Informal consultation also took place with Officers at ECC and CCC Cabinet Members.

- 2.3 Initially CCC officers had input into the proposed content and format of the SPD. Officers and Members were given the opportunity to comment on the emerging draft SPD and relevant changes were then incorporated into the final draft SPD.

- 2.4 All the above consultees assisted in the structure and content of the document. Key issues raised included:

- Provide more detail on the purpose and scope of the SPD including that it relates to solar farms and their associated infrastructure such as substations and transformers
- Identify the policy hooks in the Chelmsford Local Plan which necessitate the need for the SPD, along with other Local Plan policies
- Include reference to the National Planning Practice Guidance (NPPG) regarding planning considerations for active solar technology and solar farms
- Include reference to the latest Government strategies and policy including the Energy White Paper, published in December 2020
- Include information about relevant Essex County Council strategies, requirements and policies
- Include information on Essex County Council's pre-application advice that should also be sought

- Refer to how solar farms will be considered in the Green Wedge
- Include reference to net gain in biodiversity
- Make reference to potential opportunities and benefits of solar farms to the local economy
- Make reference to the Council's Tree and Woodland Planting 10-year Programme
- Include reference to the Historic Environment Record with regards to archaeology
- Expand/amend list of planning application/Development Consent Order supporting documents.

2.5 The informal consultation stage resulted in relevant changes to the SPD including:

- Text updates to reflect City Council priorities, plans and initiatives including the Council's Climate and Ecological Emergency Action Plan, Making Places SPD and Tree and Woodland Planting 10-year Programme
- Text updates to reflect Essex County Council policies and procedures including information on their pre-application advice, SuDS Design Guide, Construction Resource Management Plan, Transport Assessment and Construction Environmental Management Plan (CEMP) and Essex Green Strategy
- Text updates to reflect new Government strategies/policy including the Energy White Paper
- Broadening the scope of the SPD to better reflect national and local policy considerations and requirements including new references to the NPPG, biodiversity net gain and Green Wedges, and new sections on the Chelmsford Local Plan policies that the SPD will help to implement, Health Impact Assessments, Technological Requirements and Carbon Emissions
- Text updates to better reflect national and local policy considerations and requirements including changes to clarify the purpose of the SPD and that it covers solar farm associated development, expanding how specific planning considerations should be assessed and addressed, updating the checklist of supporting documents to be submitted with a planning application, and strengthening the guidance related to community engagement and consultation
- Editorial and presentational changes to help with the navigation of the SPD.

3. Who and how we formally consulted

- 3.1 The formal public consultation took place between **10am Tuesday 18 May 2021 until 4pm on Tuesday 15 June 2021.**
- 3.2 The Council issued consultation notifications in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). This included email/letter notifications to statutory bodies including Essex County Council, local Parish and Town Councils and Government bodies, solar farm

developers and industry specialists, and all organisations/individuals on the Local Plan consultation mailing list, totalling 6,110 different consultees.

- 3.3 From Tuesday 18 May 2021, the draft SPD was made available online at: <https://consult.chelmsford.gov.uk/kse> A dedicated web page was also set up on the Council's website containing detailed information about the consultation.
- 3.4 Paper copies were able to be viewed at the City Council's Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE, Monday to Friday 10.00am to 4.00pm.
- 3.5 The document was also available to view at Chelmsford Library, County Hall, Market Road.
- 3.6 In accordance with the Council's Statement of Community Involvement (SCI) the Council published a Statement of Representations alongside the consultation, advising where and when comments could be made and alerting people to the consultation through the Council webpages. This was posted on the Council's website and sent to all those consulted. It also included details of how to make comments on our dedicated consultation portal.
- 3.7 The consultation portal provided a web-based feedback form to add comments to. A pdf form was also available from the Council's website to download and complete.
- 3.8 Full details of the consultation were also included on the Council's central consultation web page (<https://www.chelmsford.gov.uk/your-council/have-your-say/consultations/>) for the duration of the consultation.
- 3.9 Comments were able to be made in the following ways:

Online: www.chelmsford.gov.uk/planningpolicyconsult
By email: planning.policy@chelmsford.gov.uk
By post: Spatial Planning Services, Civic Centre, Duke Street, Chelmsford, Essex, CM1 1JE
By hand: Monday to Friday 10.00am to 4.00pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE

4. Number of comments received

- 4.1 72 representations were received from 34 different consultees. It should however be noted that where one representation refers to multiple sections/paragraphs within the document the comments made in the representation has been split and set against the relevant section/paragraph against the document to aid in the consideration of the representations. Therefore, the same representation number may appear multiple times in the table below.

5. Summary of main issues raised and how they have been taken into account

5.1 72 representations were received from 34 different consultees. It should however be noted that where one representation refers to multiple sections/paragraphs within the document the comments made in the representation has been split and set against the relevant section/paragraph against the document to aid in the consideration of the representations. Therefore, the same representation number may appear multiple times in the table below.

5.2 Please note these are a summary of comments received. Copies of all comments are available to view in full at https://chelmsford.objective.co.uk/portal/solar_farm_spd_2021/solar_spd?tab=list

Comment ID ref	Name	Page	Paragraph/ table/ fig ref	Summary of Comments/Proposed change	Council Comments
SFSPD10	Mr Alan Keeler		General comment	The document gives adequate guidance for developers and applicants when considering Solar Farm installations. The only proviso being that they are applied equally to all applications.	Support welcomed. Guidance in the document would be applied in the manner set out to all relevant planning applications.
SFSPD12	Broomfield Parish Council		General comment	Support for the broad thrust of the document.	Support welcomed.
SFSPD16	Transport for London		General comment	No comments to make in response to this consultation.	Noted.
SFSPD18	Little Waltham Parish Council		General comment	Alongside the proposed criteria for considering such development consideration should also be given to the overall scale and size of any proposed solar farm development when assessing its impact.	Paragraph 7.5 sets out the need to consider the impact of a proposals scale in relation to the landscape and visual impact.
SFSPD20	Black Notley Parish Council		General comment	General support for the document.	Support welcomed.
SFSPD24	Great Baddow Parish Council		General comments	General support and pleased to see important caveats for applicants on community gain, net biodiversity gains, health impact, transport impact including PROWS and maintaining heritage. It seems to cover issues around Climate Change and renewable Energy as well as including elements to mitigate / improve the areas natural habitat.	Support welcomed
SFSPD56	Colonel Eric Boddy		General comment	The UK is a small island and the land is needed for agriculture, leisure or, in the absence of brownfield sites, for essential housing. Electricity, therefore, needs to be generated by offshore wind power and not by solar power or land installations. Solar power applications should therefore be refused.	National planning policy and guidance supports the principle of renewables in general where their impacts are (or can be made) acceptable.
SFSPD62	Essex County Council		General comment	ECC is presently preparing a guidance document 'Principles for Ground and Mounted Photovoltaic Farms', which identifies the key environmental and socio-economic principles ECC would seek proposals for new solar farms to consider. Many of these principles are arising from the work being undertaken by the Essex Climate Action Commission which is seeking to identify ways the County Council can mitigate the effects of climate change, improve air quality, reduce waste and increase the amount of green infrastructure and biodiversity. The Commission is also exploring how the County can attract investment in natural capital and low carbon growth. The Interim Report of the Commission is recommending for Essex to produce enough renewable energy within the county to meet its own needs by 2040, and the report also states that the County Council is supportive 'in principle' to renewable energy infrastructure schemes, such as solar farms, provided the	Noted, CCC would welcome sight of these documents once available.

				environmental impacts can be mitigated through the planning process. ECC will provide this guidance note for consideration by CCC in advance of adopting the SPD. In addition, ECC has recently undertaken a consultation with residents in the County to seek their views and opinions on developing solar pv (photovoltaic) farms on land it owns and more widely in Essex, and the responses will help inform the ECC Climate Change Strategy. Over 400 responses have been received and once collated ECC is happy to share these findings with CCC.	
SFSPD75	Cell Energy Limited		General comment	NPPF Paragraph 54 states that Local Planning Authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. The SPD as currently drafted does not mention the use of conditions or planning obligations in the context of making otherwise unacceptable development acceptable. Whilst it is unrealistic for the SPD to reference every matter relevant in the context of applications for solar farm developments, it is considered important for the SPD to acknowledge that conditions and planning obligations can be used as a means of increasing the number of planning permissions being granted. Furthermore, some matters clearly lend themselves to being secured by condition, for example details to restore the land to its previous use at the end of the solar farm's operational life. Given that this could be a number of decades from the grant of planning permission, it seems unreasonable to require such details to be agreed at this point. This is considered to be important given the clear and demonstrable need for solar farm developments as set out earlier in this response.	Noted. CCC has a recently adopted Planning Obligations SPD which covers the use of conditions and planning obligations. This is included as a bullet point to paragraph 5.6 but has merged with the Making Places SPD so needs to be separated to read: <ul style="list-style-type: none"> • Making Places Supplementary Planning Document (SPD), January 2021 • Planning Obligations Supplementary Planning Document (SPD), January 2021 In addition, a further sub-section to be added after paragraph 7.44 to read: <p><u>Planning Obligations</u> <u>CCC's Planning Obligations SPD sets out the City Council's approach towards seeking planning obligations which are needed to make development proposals acceptable in planning terms.</u></p> <p><u>Some cases may require financial contributions, other cases may require the details of mitigation measures to be included in an agreement so that a robust legal mechanism is in place to ensure appropriate mitigation is carried out.</u></p> <p><u>Other matters may be more appropriate to be covered by conditions. Each site will be considered on its own merits and engagement will be had with the relevant applicant/ stakeholders to identify such cases.</u></p>
SFSPD5	CPRE Essex		General comment	The draft SPD is welcomed by CPRE-Essex. It is a thorough and clearly written document which provides comprehensive guidance to applicants, stakeholders and planners. It also reflects many of the key considerations of the Policy Statement on solar farms, produced and recently adopted by the county branch of the CPRE.	Support welcomed.
SFSPD7	Mark Scofield		General comment	Given the British weather, it has been calculated that most UK solar farms will never get beyond 12 per cent of their true generating capacity in the course of a year. The benefits need to take into account these factors to ensure they are not overstated when weighed against the potential harms.	Such issues can be considered as part of the balance sheet requested to assess the environmental costs and benefits requested in paragraph 7.39.
SFSPD17	Mr David Hutchinson		General comment	Solar panels could be placed on the embankments on many of our major roads and motorways instead of spoiling our countryside.	Noted. There are examples of solar farms being sited in such locations, but this SPD is aimed at guiding a wider range of applications rather than suggesting specific locations for panels to be placed.
SFSPD19	Castle Point Council		General comment	I can confirm that this Authority does not have any comments to make.	Noted.
SFSPD21	Mr & Mrs M & J Dunmow		General comment	All new estates should have their own solar farms to run lights etc. The planning dept should find places hidden away from view, to place them on show in fields is ugly. New homes should have them on the rooftops.	In accordance with the Council's Making Places SPD developments are encouraged to explore these options as well but this does not replace the need for guidance for applications outside of these developments, the principle of which are supported by national policy and guidance.

SFSPD23	Natural England		General comment	Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.	Noted
SFSPD57	Mr Arthur Allen		General comment	In the majority of cases the prime mover for wanting to develop a solar farm on rural fields is purely and simply money. There is greater profit and cash-flow in income from a solar farm than there is from the farming of either livestock or crops as the savings in manpower, fertilisers, animal feed, equipment and fuel are far outweighed by having to do virtually nothing as the installation will be managed by the operating company. In many cases it is win-win for the landowner because they will benefit from the income generated by the solar farm and also from the sheep farming which will continue. There is no real concern for the environment, or the planet, or renewable energy. The main concern is using those concepts as a vehicle to justify making money whilst giving very little back in terms of actual renewable energy via a scheme which seriously degrades an area of exceptional visual amenity and special landscape considerations. Specific comment on a current planning application also submitted for reference.	Noted. The purpose of this SPD is to offer guidance for such planning proposals to follow. The land owners reasons for considering such a proposal is not a planning consideration. Comments specific to existing planning applications are not the subject of this consultation and will be considered as part of the determination of that application.
SFSPD54	Marine Management Organisation (MMO) HM Government		General comment	No specific comments to make on this SPD.	Noted.
SFSPD55	South Woodham Ferrers Town Council		General comment	Document appears rushed and poorly put together and does not constitute an SPD document that can or will be used by planning professionals. Much of the content appears to be using out-of-date information or irrelevant reference points. The document contains no policies of its own and makes a few general policy referrals to other planning documents. We would like to see this document tightened up, with stronger language and contain its own policies that become part of the planning process. Many sections of the document could be converted to specific policies. We also feel this SPD should be extended and re-written to become a professional Green Energy SPD to cover free-standing battery farms as these are an emerging requirement and can operate separately from solar farms or solar farms with batteries facilities within them.	Noted. Information within the document is up to date and relevant to the matter of solar farm development. National guidance is very clear that an SPD cannot introduce new policies but should support those in the adopted Local Plan. As part of the review of the Local Plan all forms of renewable energy development will be considered and if appropriate specific policies can be included where they accord with national policy and guidance and there is evidence to support the requirements within them. Free-standing battery farms are outside the scope of this SPD.
SFSPD52	Mr Edward Baldock		General comment	There should also be required to be a clear dissociation of the energy production aspects of a project from any energy storage aspects of that same project. With current battery technology, battery storage comes with very significant safety issues that are not present if the project confines itself to energy production alone.	Paragraph 7.20 requires a management plan to be submitted to demonstrate how any battery energy storage facility will be constructed and operated safely.
SFSPD53	Anglian Water Services Ltd		General comment	General support for document and the principles and policy objective within it.	Support welcome.
SFSPD60	Exolum Pipeline System Ltd		General comment	If any works are in the vicinity of the pipeline Exolum Pipeline System Ltd should be contacted.	Noted, this is not a proposal for development itself. Should any proposal be within the vicinity of the pipeline CCC would contact Exolum as part of the planning application consultation.
SFSPD8	EDF Energy	3	Section 1	Welcomes the overarching context for the SPD and the recognition that the sustained growth in the capacity of solar and onshore and offshore wind will be needed to ensure the country is on the path to meet net-zero. The urgency of the climate emergency, and the Committee on Climate Changes's "Balanced Net Zero	Support welcomed.

				Pathway” advice that 3000 MW of new solar capacity is needed every year to 2030 and beyond, highlight the need for large scale solar projects such as Longfield to meet the UK’s near term climate targets.	
SFSPD75	Cell Energy Limited	3	Paragraph 1.1	General support for the background need for this document.	Support welcomed.
SFSPD52	Mr Edward Baldock	3 & 5	1.3 & 3.2	Definitions in terms of MWs (millions of Watts) used in these paragraphs fail to say under what conditions those Watts apply. Paragraph 1.3 is unclear what “solar capacity” to be interpreted as being.	These MW definitions follow national requirements. Amend last sentence of paragraph 1.3 to read: The report highlights that a portfolio of zero and low-carbon energy generating technologies will be needed to meet future electricity demands including expanding new solar energy generating technology capacity by 3,000MW on average every year to 2030 and beyond.
SFSPD25	East Hanningfield Parish Council	3	Section 1 & 2	We preface our comments with our confirmation of supporting initiatives to achieve a sustainable and net zero carbon future. Our comments are meant to help improve an already comprehensive document. Section 1 and Section 2 are unnecessarily positive. Although large solar farms can accelerate our achievement of zero carbon power generation there are significant disadvantages over and above the environmental implications. A summary of some of these are:- Agriculture and food production are recognised as the next climate emergency. A short term clean electricity gain may not be a good global trade off against a longer term food loss. Every acre of wheat production sequesters (captures) 8 tonne of carbon dioxide (USA Department of Agriculture). All power generation will be Carbon Neutral by 2035 (Dec 2020 Carbon Budget) primarily driven by offshore wind and nuclear without emphasis on large scale solar energy. A carbon neutral solar farm will be a penalty versus sequestering agriculture by this date. Solar farms will be delaying net zero. Britain is short of sun, land and food production, our sea and wind are plentiful. Our economic advantage is offshore wind not solar. Solar energy has unique benefits on the roofs of buildings and above car parks. This opportunity is being missed by an industry targeting the easy option of agricultural land. The purpose of the above is to demonstrate that a more neutral approach to solar farms, similar to the December 2020 Energy White Paper, may be more appropriate.	The SPD is for solar farm developments rather than other possible forms of energy generation. These sections set the background to these schemes and that the Council recognises solar energy is one form of energy generation which can help meet a reduction in carbon and green house gas emissions, as well as providing local energy security. As set out in paragraph 5.3 of the SPD the NPPF states that planning applications for sustainable energy systems should be approved if the proposals impact are (or can be made) acceptable. As set out in paragraph 2.1 CCC therefore is supportive of the principle of such proposals provided the environmental impacts can be appropriately managed through the planning application process.
SFSPD61	Councillor Sue Dobson	3 & 4	Section 1 & 2	Concerns about the pitch as to how this is written. A policy document should be totally neutral. Whilst I accept that background information of the Government requirements should be there to set the scene, paragraph 2.1 is unnecessarily pro-solar farms, and the likely detrimental impact on the landscape should have far more prominence here with more of an onus on the applicant to demonstrate that impact on the landscape will not be harmful. It seems to reads the other way round at the moment.	As set out in paragraph 5.3 of the SPD the NPPF states that planning applications for sustainable energy systems should be approved if the proposals impact are (or can be made) acceptable. As set out in paragraph 2.1 CCC therefore is supportive of the principle of such proposals provided the environmental impacts can be appropriately managed through the planning application process.
SFSPD6	Runwell Parish Council	4	Section 2	Support the aims and concept for Major Solar Energy and the details contained within the consultation document.	Support welcomed.
SFSPD8	EDF Energy	4	Paragraph 2.1	Welcomes CCC’s support for solar projects in principle and is pleased to see the acknowledgement of the positive contributions that solar development can have on sustainable agriculture, local ecosystems and local employment. Suggests that the SPD elaborates on the benefits to wildlife that solar development can result in, such as mentioning the potential to enrich biodiversity on site if appropriate land management plans are enacted.	Support welcomed. Paragraph 2.1 includes reference to benefits to local ecosystems and wildlife and this is covered in greater detail in section 7.

SFSPD8	EDF Energy	5	Paragraph 3.1	Agrees with the bullets noted in 3.1 which illustrate the purpose of the SPD.	Support welcomed.
SFSPD75	Cell Energy Limited	5	Paragraph 3.3	<p>An additional section should be included within the SPD to clarify the 'weight' which should be attributed to it in the context of planning law and for the purposes of decision-making.</p> <p>The SPD will not form part of the Development Plan and cannot introduce new planning policies into it. The SPD should therefore be afforded 'reduced weight' to that of the Development Plan. Planning applications for solar farms which accord with the requirements of the Development Plan but fail to meet all of the guidance set out in the SPD, should still be considered acceptable having regard to the requirements of planning law. In such instances, it is accepted that planning judgement should be exercised to determine whether the effects of non-compliance with the SPD is sufficient to preclude the grant of planning permission. However, the starting point for determination of planning applications is clear.</p> <p>Given that the intended use of the SPD is by, amongst others, local stakeholders and communities who may not be aware of the requirements of planning law, it is suggested that the SPD is updated prior to its adoption to clarify that the starting point for determination of planning applications is the Development Plan, and the 'weight' in planning terms which should be attributed to the SPD.</p>	<p>Noted. While it is not considered necessary to set out elements of planning law in the SPD, as it is for the Council to determine applications in the appropriate manner, the following is suggested to ensure this is clear.</p> <p>Amend paragraph 3.3 to read: <u>By law, planning applications must be determined in accordance with the development plan unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2002). Provided regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved. This SPD builds upon and provides more detailed advice or guidance on relevant policies in the Local Plan and is a material consideration in the determination of solar farm planning applications in the Council's area. This SPD It is intended to be used by, among others, solar farm applicants, Council planners, local stakeholders, and communities. Once adopted, this SPD will be a material consideration in the determination of solar farm planning applications in the Council's area.</u> The Council is consulted by the Planning Inspectorate on Nationally Significant Infrastructure Projects (NSIP) in its area and will use this SPD to help determine its response. This SPD will also support the implementation of renewable energy policies in the Chelmsford Local Plan 2013-2036 and the Council's Climate and Ecological Emergency Action Plan, published in January 2020.</p>
SFSPD8	EDF Energy	6	Paragraph 3.5	The last sentence in section 3.5, the phrase "planning application or" should be deleted as all NSIPs are subject to a DCO application, not a planning application.	<p>Amend last sentence of paragraph 3.5 to read: The Council will seek a Planning Performance Agreement (PPA) with the applicants of Nationally Significant Infrastructure solar farm projects to enable it to provide effective and timely planning advice throughout the planning application or Development Consent Order process. <u>In appropriate cases, a PPA may be sought as part of a planning application. Details will be confirmed with the applicant as part of the pre-application process.</u></p>
SFSPD63	Essex County Council	6	Paragraph 3.5	This could be strengthened to 'require' proposals to go through the pre-application advice process. In addition, ECC recommend further text is added requiring early engagement with CCC where the requirements between an application being treated as a DCO or planning application is borderline in terms of generating capacity, but also where coupled with the impacts of its associated development on the environment are similar. For example, a solar farm application was recently generating 49.9 MW of electricity over three sites is just below the NSIP threshold of 50MW it would be expected to raise the same planning considerations, covering amongst other matters, the visual impact in the rural environment.	<p>As set out in paragraph 7.36 cumulative impacts from a number of developments in an area will need to be assessed.</p> <p>It is not possible to 'require' applicants to go through a pre-application process, only to encourage. It is acknowledged that this could be more strongly encouraged in the SPD.</p> <p>Amend first sentence of paragraph 3.5 to read: Chelmsford City Council (CCC) <u>strongly</u> encourages applicants to engage early with the Council and to seek pre-application advice ahead of submitting a planning application or Development Consent Order for a solar farm.</p>
SFSPD8	EDF Energy	8	Section 5	It may be worth noting in the SPD that all Energy National Policy Statements are currently under review by BEIS, with consultation expected later this year. Whilst the current National Policy Statements don't explicitly make reference to solar powered electricity generation or battery storage, industry has recommended that both technologies are included in the revised NPSs, therefore we suggest this section is reworded to reflect these expected updates.	The SPD can only cover existing planning policy and guidance. There is no publication available at this point in time so it should not be included at present. New national and local policy will be kept under review and the SPD updated if and when appropriate as part of the review of the Local Plan.

SFSPD64	Essex County Council	8	Section 5	<p>ECC recommend reference is made to the 25 Year-Environment Plan and Environment Bill in the 'National Policy' section as it will demonstrate the link between new solar farms to wider priorities and political drivers, such as climate change, economic, ecological and health and wellbeing agendas.</p> <p>ECC recommend reference is made to the Essex Green Infrastructure Strategy (2020) (GIS) under the 'Local Policy' section. Section 8.5 of the GIS encourages that wind and solar farms should be considered in some way as a green infrastructure asset and should be managed accordingly.</p> <p>ECC notes that the City Council 'Our Chelmsford, Our Plan' seeks to make the City area a safer and greener place through protecting and enhancing wildlife, habitats and landscapes in and around Chelmsford and connecting people with the built and natural environment and providing attractive, high-quality green areas and public places that are clean, safe and easily accessible for all. It also seeks to manage in a sustainable way to help reduce energy consumption and waste and to help preserve natural resources. The use of sustainable energy use and solar technologies in developments should not be considered in silo but through good design and in delivering multifunctional benefits.</p>	<p>Noted. Add additional paragraph after 5.2 to read: <u>The emerging Environment Bill is expected to put the 25-year Environment Plan into law and create a statutory framework for environmental principles. The Bill is expected to include ambitious legislative measures to take direct action to address environmental priorities including biodiversity net gain, restoration and enhancement of nature, improving air quality, tackling climate change, waste and resource efficiency, and water resource management to enable the government to be taking account on its commitment to reach net zero emissions by 2050.</u></p> <p>Noted. Add additional paragraph after 7.13 to read: <u>The energy sector has the potential to make a significant contribution to the protection, improvement and creation of existing and new green infrastructure. The Essex Green Infrastructure Strategy (2020) is available at https://www.placeservices.co.uk/resources/built-environment/essex-gi-strategy/ and provides additional guidance for applicants on how this can be achieved.</u></p> <p>The Local Planning Policy section references the Council's Making Places SPD which includes reference to the need for considering all development in the round, this includes solar farm developments and other renewable energy development.</p>
SFSPD8	EDF Energy	8	Paragraph 5.2	Finally, note that NPS EN-5 should read 'Electricity Networks Infrastructure'.	Amend last sentence of paragraph 5.2 to read: The National Policy Statement for Electricity Networks Infrastructure generation (NPS EN-5) may also be relevant where new overhead electricity lines and associated infrastructure are proposed.
SFSPD8	EDF Energy	8	Paragraph 5.3	Currently the Chelmsford Local Plan and SPD do not identify suitable sites for renewable energy or solar developments, therefore it may be worth noting that paragraph 154 part b in the NPPF is not applicable in Chelmsford.	The Local Plan does not currently identify sites, but Part b clearly states, once suitable areas for renewable and low carbon energy have been identified in plans...' so no caveat is needed. The review of the Local Plan will be required to consider such allocations.
SFSPD34	Boreham Conservation Society	8	Paragraph 5.4	What sort of special circumstances need to be demonstrated for inappropriate development in the Green Belt to be approved.	Very special circumstances are by their nature very special so there is not a list of what those may be, with the exception of that stated within paragraph 5.4. Each case will be treated on its own merits.
SFSPD26	East Hanningfield Parish Council	8 12 24	Paragraphs 5.5, 7.2, 7.4 & 8.3	The wording of these paragraph implies that in selecting a site there is no differentiation between previously developed land, brownfield, contaminated land or grade 3b, 4 or 5. Only that Grades 1, 2 and 3a should be avoided. As summarised in Para 5.5 and 8.3, the NPPF requires that solar farms should consider whether land is being used effectively and be focussed on previously developed and non-agricultural land. Grade 3b land can be highly productive.	It is correct that there is no specific differentiation between these types of land. While grade 3b can still be highly productive land it does not fall within the NPPF definition of 'best and most versatile agricultural land' as being 'Land in grades 1, 2 and 3a of the Agricultural Land Classification', as set out in Annex 2 of the NPPF. It would therefore be contrary to national policy and guidance to state that proposals on 3b would not be supported in principle.
SFSPD35	Boreham Conservation Society	8	Paragraph 5.9	What sort of special circumstances need to be demonstrated for renewable or low energy developments in the Green Belt to be approved	Very special circumstances are by their nature very special so there is not a list of what those may be, with the exception of that stated within paragraph 5.4. Each case will be treated on its own merits.
SFSPD3	Alex Heard	11	Section 6	Agree that the impacts, environmental or otherwise, should be carefully considered in the planning of this solar farm.	Support welcomed.
SFSPD36	Boreham Conservation Society	11	Paragraph 6.1	EIA is welcomed as an essential.	Support welcomed.
SFSPD65	Essex County Council	12	Section 7	Welcomes reference in paragraph 3.6 to including ECC in any pre-application advice with regards our statutory roles and responsibilities; the status of the Minerals and Waste Authority in paragraph 3.6 and Minerals and Waste Local Plans in paragraph 5.6; and relevant policies regarding mineral safeguarding and consultation areas in	Section 5 sets out that applicants should review these plans and undertake pre-application discussions with the ECC on these matters. Section 7 generally sets out high level guidance rather than seeking to repeat policies within existing plans. In addition, as the Minerals Local Plan is currently commencing a review it is likely that the detailed

			<p>paragraph 5.11. However, ECC recommend the following text is also incorporated within the planning consideration section:</p> <p>Minerals and Waste Safeguarding Matters Policy S8 - Safeguarding Mineral Resources and Mineral Reserves of the Essex Minerals Local Plan (MLP) 2014 requires that a non-mineral proposal located within a Mineral Safeguarding Area which exceeds defined thresholds must be supported by a minerals resource assessment. This will ascertain whether there is an opportunity for the prior extraction of that mineral to avoid the sterilisation of the resource, as required by the National Planning Policy Framework (Paragraph 204).</p> <p>Although temporary structures, solar farms are typically intended to remain in-situ for longer than five years and therefore would be considered 'included development' for the purposes of the application of Policy S8. However, following a consideration of the current spatial and mineral contexts, some of the requirements of Policy S8 can potentially be set aside for applications for solar farms provided that:</p> <ul style="list-style-type: none"> • the application is clear that the proposed scheme is temporary in nature, and • appropriate conditions are applied to the grant of any planning permission which ensure that the land is returned to its current use upon cessation of the permission granting the use of the land for a solar farm and/or ancillary uses. <p>Whilst a Mineral Resource Assessment (MRA) will still be required to comply with Policy S8 of the MLP, it is unlikely that this needs to be as detailed as those MRAs informing applications for development more permanent in nature. For example, it is unlikely that a borehole analysis will be required if the above clauses can be demonstrated. It is recommended that promoters contact the Minerals Planning Authority to confirm any requirement for MRA as part of pre-application advice.</p> <p>Where subsequent applications seek to remove or modify any such condition related to temporary working, the application will be re-considered under mineral safeguarding policy.</p> <p>Mineral and Waste Infrastructure Matters Policy S8 of the MLP also defines Mineral Consultation Areas (MCAs). The role of MCAs is to ensure that existing and allocated mineral sites and infrastructure are protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation. Policy S8 of the MLP defines Mineral Consultation Areas as extending up to 250m from the boundary of an infrastructure site or allocation for the same.</p> <p>Policy 2 of the Essex and Southend-on-Sea Waste Local Plan 2017 seeks to ensure that existing and allocated waste sites and infrastructure are protected from inappropriate neighbouring developments that may prejudice their continuing efficient operation. Policy 2 defines Waste Consultation Areas (WCAs) as extending</p>	<p>content of its policies may be amended. In light of this it is proposed to include a summarised version of these comments as an additional section after 7.44 to read:</p> <p><u>Minerals and Waste</u> <u>The adopted Essex Minerals Local Plan (MLP) and the Essex and Southend-on-Sea Waste Local Plan (WLP), or successor documents, include policies to safeguard mineral reserves and mineral and waste facilities and infrastructure, including Water Recycling Centres, from non-mineral and waste development. Where proposals exceed the defined safeguarding thresholds or are located in minerals and waste consultation areas as outlined in the MLP and the WLP, a Minerals Resource Assessment or Minerals/ Waste Infrastructure Impact Assessment will be required to be submitted as part of a planning application.</u></p> <p><u>Although temporary structures, solar farms may be sensitive to the impacts of proximal mineral and/or waste working and therefore they are considered to be 'included development' for the purposes of safeguarding policy as they are typically intended to remain in-situ for longer than five years. However, following a consideration of the current spatial and mineral contexts, some of the requirements of safeguarding policy can potentially be set aside for solar farm applications provided that:</u></p> <ul style="list-style-type: none"> • <u>the application is clear that the proposed scheme is temporary in nature, and</u> • <u>appropriate conditions are applied to the grant of any planning permission which ensure that the land is returned to its current use upon cessation of the permission granting the use of the land for a solar farm and/or ancillary uses.</u> <p><u>It is required that promoters contact the Minerals and Waste Planning Authority to confirm the requirement for, and scope, for such assessments as part of pre-application advice or where any conditions are to be removed or modified.</u></p>
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				<p>up to 250m from the boundary of the majority of existing or allocated waste infrastructure, and up to 400m from existing or allocated Water Recycling Centres.</p> <p>Solar Farms may be sensitive to the impacts of proximal mineral and/or waste working and therefore they are considered to be 'included development' for the purposes of MCAs and WCAs.</p> <p>Where an application for a solar farm intersects or is otherwise within an MCA or WCA, an impact assessment is required as part of the planning application. The Minerals and Waste Planning Authority has designed a generic schedule of information requirements that should be addressed as relevant through such statements. The detail to be provided should be in proportion to the nature of the proposed application. It is recommended that promoters contact the MWPA to confirm the requirement of any such impact assessment as part of pre-application advice.'</p>	
SFSPD3	Alex Heard	12	Section 7	<p>Agree that any new construction should on previously developed land. Overall, believe the environmental and economic benefits significantly outweigh any potential drawbacks.</p> <p>It is also very important that local communities directly benefit from the installation of solar farms. Projects should be community owned and operated, not only allowing green electricity to be generated locally but also ensuring any profits can be fed back into the communities.</p>	Support welcomed.
SFSPD22	Mr P Kirkham	12	Paragraph 7.2	<p>The UK does not produce sufficient food to feed itself never mind produce a surplus that would aid countries whose food production is adversely affected by global warming. Therefore, support should not be given for solar farm development that uses agricultural land. Use brownfield sites or land that is unsuitable for agriculture.</p>	<p>Paragraphs 7.2 to 7.4 set out the preference to consider solar farms on sites of previously developed land, brownfield land or contaminated land ahead of using agricultural land. Where proposals are on agricultural these paragraphs set out that justification for the use of this land must be submitted as part of the application. This accords with national policy and guidance.</p>
SFSPD7	Mark Scofield	12	Paragraph 7.2	<p>Natural England's ALC maps referred to is designed to give an indication of land quality at a strategic level. The map shown in the draft SPD is at the strategic level. Surveys and reports conducted by consultants employed by the applicant is rather like them marking their own homework. There should be some independent method of verifying any data provided.</p>	<p>The map included is at an indicative level. As set out in paragraph 7.3 a detailed agricultural land classification survey should be submitted as part of any planning application.</p> <p>With the exception of grade 3a or 3b the classification of the land is available via the link to Natural England's website in paragraph 7.4.</p> <p>Where an assessment is needed to establish if the land is grade 3a or 3b surveys will be required which will be assessed by the Council as part of the planning application. To ensure the expectations of such a survey are clear amend last sentence of paragraph 7.4 to read:</p> <p>If the site is Grade 3, <u>the Agricultural Land Classification survey</u> it will need to be specifically assessed to establish whether the land meets the criteria for Grade 3a or 3b. <u>Such surveys will need to be carried out by suitably qualified independent practitioners in accordance with up-to-date industry best practice.</u></p>
SFSPD67	Essex County Council	12	Paragraph 7.2	<p>The final sentence makes an assumption that the use of better grade agricultural land for solar schemes will directly lead to more food imports being required and increased carbon emissions. Whilst ECC supports the aim of avoiding the use of best quality agricultural land further evidence may be required to substantiate the statement in this paragraph.</p>	<p>Noted. Amend last sentence to of paragraph 7.2 to read: CCC considers that land of such quality is an important area for food production and reducing the agricultural land available could increases the reliance on the importation of food, with the potential for subsequent environmental impacts such as increased carbon emissions.</p>
SFSPD8	EDF Energy	12	Paragraph 7.2	<p>Questions the validity of the statement that 'CCC considers BMV agricultural land is important for food production and reducing availability increases reliance on food</p>	<p>Noted. Amend last sentence to of paragraph 7.2 to read: CCC considers that land of such quality is an important area</p>

				imports with subsequent environmental impacts such as increased carbon emissions.’ Evidence should be provided to demonstrate that this statement is correct and this should be included in the SPD. Alternatively, if there is no evidence available to support the statement, then it should be removed.	for food production and reducing the agricultural land available could increases the reliance on the importation of food, with the potential for subsequent environmental impacts such as increased carbon emissions.
SFSPD37	Boreham Conservation Society	12	Paragraph 7.2	Preservation of most valuable agricultural land is welcome. However, under what circumstances would it be acceptable for solar development to take place on Grade 1 and 2 agricultural land? With an increasing need for the UK to be producing more its own food we would say that solar development would not be permitted on Grade 1 and 2 land, unless by extreme exception.	Paragraphs 7.2 to 7.4 set out the preference to consider solar farms on sites of previously developed land, brownfield land or contaminated land ahead of using agricultural land. This accords with national policy and guidance. The justification for any proposal on higher grade agricultural land will be considered on its own merit on a case by case basis. To go further than this would be contrary to national policy and guidance.
SFSPD61	Councillor Sue Dobson	12	Paragraph 7.2 & 7.3	This requires a land classification survey – this should be in sufficient detail to ensure that a comprehensive spread of readings is taken throughout the site, especially where land fluctuates between being graded 3a and 3b. The independence of the company carrying out the survey should also be confirmed as it is easy for an applicant to commission a report which could be biased and say what it wants it to say, especially when justifying land use.	Where an assessment is needed to establish if the land is grade 3a or 3b surveys will be required which will be assessed by the Council as part of the planning application. To ensure the expectations of such a survey are clear amend last sentence of paragraph 7.4 to read: If the site is Grade 3, the Agricultural Land Classification survey it will need to be specifically assessed to establish whether the land meets the criteria for Grade 3a or 3b. Such surveys will need to be carried out by suitably qualified independent practitioners in accordance with up-to-date industry best practice.
SFSPD38	Boreham Conservation Society	12	Paragraph 7.3	What level of justification must be shown for development to be sited on higher-grade agricultural land rather than land of a lesser agricultural quality.	There is no national policy or guidance on when this may be justified so each case will be treated on its own merits.
SFSPD12	Broomfield Parish Council	12 & 24	Paragraphs 7.2 & 8.3	Strongly supports the emphasis placed on protecting the best agricultural land (in 7.2, 8.3 and elsewhere). Ideally, would prefer solar energy to be sourced by smaller-scale community solar installations and would support a more effective policy to encourage household-based generation. However, if large solar farms are needed, it is critical that they are located on brownfield or lower grade agricultural land. Strongly supports paragraph 7.2 and believes that this criterion should be given greater weight compared to the other factors listed in para 8.2 and 8.3.	The criterion listed in paragraph 8.2 are not listed in any particular order. They are all policy requirements which reflect national policy and guidance. All need to be considered and weight given to them accordingly. To give greater weight to any particular aspect would not accord with national policy and guidance.
SFSPD11	Danbury Parish Council	12	Paragraphs 7.3 & 7.4	As the majority of lower grade agricultural land is in the Danbury/Sandon/Woodham Ferrers areas, this may lead to a disproportionate proliferation of Solar Farms in these areas, negatively impacting the landscape.	As set out in paragraph 7.36 cumulative impacts from a number of developments in an area will need to be assessed.
SFSPD55	South Woodham Ferrers Town Council	13	Figure 4	Extend the map to show the urban area of South Woodham Ferrers. The map appears to be out-of-date and many areas within the CCC need updating and clarifying. The difference between grade 3a and 3b land is important for a solar farm SPD. Without this classification being shown, the map is quite ineffective within a Solar SPD for many CCC areas.	The map is an indicative map to guide development proposals but applicants should refer to the link provided in paragraph 7.4 for more detail. Maps are not available for grade 3 and 3b and as set out in the last sentence of paragraph 7.4 if the site is Grade 3, it will need to be specifically assessed to establish whether the land meets the criteria for Grade 3a or 3b. Amend paragraph 7.4 to read: It should be noted that the majority of agricultural land with CCC’s Administrative Area falls within Grades 2 or 3. Figure 4 provides an indicative map of the Agricultural land classification within the Chelmsford area. More detailed maps can be viewed on the Natural England website at Natural England Access to Evidence - Regional Agricultural Land Classification Maps . If the site is Grade 3, it will need to be specifically assessed to establish whether the land meets the criteria for Grade 3a or 3b.
SFSPD8	EDF Energy	13	Paragraph 7.5	In practice, a Landscape and Visual Impact Assessment (LVIA) is required to supplement an EIA, whereas it is substituted with a Landscape and Visual Assessment (LVA) in instances where an EIA is not warranted. Ordinarily there are	Amend paragraph 7.5 to read: The NPPG states that deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. It also states that the

				<p>notable differences between assessment approaches, therefore it is strongly recommended that flexibility is maintained by simply confirming 'landscape and visual impacts will need to be assessed...'. Furthermore, it is deemed onerous and impractical to 'assess all receptors' and it is a matter of course to be provided with the opportunity to 'scope out (or in)' receptors of significance within a defined study area via pre-application consultation. This should be reflected in the SPD and it is suggested that wording is amended to the following; 'The assessment should assess the wider landscape context and identify key receptors likely to be affected within a wider study area.'</p>	<p>visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively. This should be informed by an appropriate assessment in the form of either a Landscape and Visual Impact Assessment (LVIA) or a Landscape and Visual Assessment (LVA). The exact form of the assessment, the methodology and contents will need to be agreed in writing with the Local Planning Authority prior to commissioning. to Any assessment should typically identify the specific effects of the proposed development on views and on the landscape, the capacity of the site and landscape to accommodate the solar farm development, level of impact of change and mitigation needs. The assessment LVIA should assess the wider landscape context and identify key and assess all receptors likely to be affected within a wider study area including those distant from the site. It should consider the potential impact on landscape characteristics, special qualities of landscape designations and potential impact on key views. The assessment LVIA will also need to consider the impact of the overall scale, density, massing, height, layout, and materials used in relation to neighbouring buildings and the local area.</p> <p>Amend first sentence of paragraph 7.9 to read: As part of the assessment LVIA, a detailed visual and landscape mitigation plan will be required to identify measures to avoid, reduce or remedy visual and landscape impact of the solar farm and its associated development.</p>
SFSPD61	Councillor Sue Dobson	13	Paragraph 7.5	Agree, but the cumulative effects of other proposals or those existing should also be taken into account.	As set out in paragraph 7.36 cumulative impacts from a number of developments in an area will need to be assessed.
SFSPD75	Cell Energy Limited	13 14	Paragraph 7.5-7.10	<p>Accepts the need for landscape and visual impact to be considered as part of planning applications for solar farm development. A Landscape and Visual Impact Assessment was submitted as part of a current Planning Application. A third party was appointed to undertake a review of the Assessment. This has implications in terms of timing for the determination of a Planning Application. A more efficient way to assess landscape and visual impact as part of planning applications for solar farms is to include a methodology in the SPD for preparing Landscape and Visual Assessments, and to require such assessments submitted as part of planning applications to be in general accordance with the methodology. This would largely avoid the need for a third-party consultant to be appointed to review the submitted information, and therefore increase the prospects of a planning application being determined within the statutory timeframe.</p>	CCC currently procure external landscape expertise to assist in assessing an LVIA as it does not currently have in house expertise, this is the same for other forms of application requiring an LVIA. As any assessment is likely to require different parameters to be assessed it is not considered appropriate to include a standard methodology for this. The SPD sets out at paragraph 3.5 that applicants are strongly encouraged to engage early with the Council and to seek pre-application advice ahead of submitting any application, this would allow the opportunity to discuss the parameters for any assessment to assist in making the application process as timely as possible.
SFSPD15	Broomfield Parish Council	14	Paragraphs 7.7	<p>Agree that landscape quality is a vital factor to consider. However, considers paragraph 7.7 has little value in guiding solar farm applications. The Landscape Character Assessment (Chris Blandford Associates, 2006) (the 'CBA Assessment') is too high level. It covers the whole district, but not every piece of land individually. The CBA assessment makes judgements about sensitivity to change over large landscape areas. The CBA assessment also notes that some landscapes that it classifies as having high sensitivity to change are in part significantly affected by noise from major roads or the railway, which presumably substantially reduces the sensitivity of those particular sub-areas. The SPD will be a consideration for solar farm applications from only one hectare upwards, so a more detailed, granular approach to assessing landscape quality is</p>	<p>The suggested changes to 7.7 are not considered appropriate in full and appears repetitive. The wording used reflects that in the Local Plan. However, the following amendments would ensure greater clarity.</p> <p>Amend first sentence of paragraph 7.7 to read: The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) provides a high-level comprehensive Borough/District-wide assessment of landscape character within the Study Area and provides a useful reference in assessing the potential landscape and visual impacts of individual proposals: Landscape Character Assessment (2006).</p> <p>Add additional paragraph after 7.7 to read:</p>

				<p>needed. The SPD should acknowledge the existence of other more detailed documents such as the Landscape Appraisal for the Broomfield Neighbourhood Plan.</p> <p>The following amendments to para 7.7 are requested: Replace 'comprehensive' (second line) with 'high level' Amend the final sentence of the para to read: 'Of the five farmland plateau character areas, the Writtle and the Pleshey areas have a moderate sensitivity to change; the Boreham area low to moderate; while sensitivity in the remaining Terling and the Felsted areas is not specified.'</p> <p>A new paragraph (text in italics is taken directly from para 6.85 of the Local Plan) be inserted after 7.7 to read: <i>'In addition to its Landscape Character Assessments, the Council will use its Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments, alongside any other appropriate and relevant evidence which could include that being prepared to support a Neighbourhood Plan, to assess the character of the area and its sensitivity to change. A number of Chelmsford parishes are preparing Neighbourhood Plans and applicants are encouraged to take account of any relevant evidence documents, particularly professional landscape studies, from these emerging Plans.'</i></p>	<p><u>In addition to its Landscape Character Assessments, the Council will use its Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments, alongside any other appropriate and relevant evidence which could include that being prepared to support a Neighbourhood Plan, to assess the character of the area and its sensitivity to change.</u></p>
SFSPD55	South Woodham Ferrers Town Council	14	Paragraph 7.7	<p>This paragraph is out of date and needs to be updated to include and consider the sensitive areas across the River Crouch and surroundings in South Woodham Ferrers. The paragraph clashes with the definitions in the RAMS document.</p>	<p>The document referred to is concerned with landscape character which remains unchanged and is still the most up to date evidence for the area. The RAMS SPD deals with wildlife sensitivities rather than landscape and the sensitive areas referred to are European sites covered by the guidance in paragraph 7.11.</p>
SFSPD66	Essex County Council	14	Paragraph 7.8	<p>The SPD underplays the consideration that needs to be given to the impact of associated buildings and development on site, and should be a specific issue in its own right, as it will itself influence all the other planning considerations listed in Section 7. This is important given the potential scale of any substation, transformers and power cables that need to connect to the National Grid. Any access tracks and site compounds will have a range of impacts rather than simply in landscape terms, as implied by paragraph 7.8.</p>	<p>Paragraph 7.1 sets out that the guidance in the topics included in section 7 applies to all associated infrastructure included within a proposal. To make it clear that this applies to wider items listed in 7.8 the following amendment is proposed. Amend second sentence of paragraph 7.1 to read: This includes associated infrastructure <u>and buildings,</u> such as substations, transformers, <u>battery storage facilities, power cables, fencing, access tracks, construction compounds,</u> and connection to the National Grid. It also provides details of studies and supporting information to be submitted alongside planning proposals.</p>
SFSPD39	Boreham Conservation Society	14	Paragraph 7.8	<p>No mention is made, under associated buildings, of battery storage, which potentially could be the largest structures on a solar farm site.</p>	<p>Paragraph 7.1 (as proposed to be amended) sets out that the guidance in the topics included in section 7 applies to all associated infrastructure included within a proposal. In addition to this amendment amend paragraph 7.8 to read: Any associated buildings and development on site including, <u>but not limited to,</u> substations, transformers, <u>battery storage facilities,</u> power cables, fencing, access tracks and construction compound must also minimise their landscape and visual impact and be designed to be appropriate to the context and character of the local area.</p>
SFSPD40	Boreham Conservation Society	14	Paragraph 7.9	<p>It is important for landscape enhancements to be commensurate with the size of the proposed development.</p>	<p>The impact the proposal has on the landscape will determine the level and type of landscaping enhancements that will be required.</p>
SFSPD68	Essex County Council	14	Paragraph 7.11	<p>Reference to 'where appropriate' weakens the emphasis on 'will be expected'. ECC recommends the emphasis is strengthened by removing 'where appropriate' from the beginning of the third sentence.</p>	<p>Agreed, to reflect the wording in the rest of the SPD amend third sentence of paragraph 7.11 to read:</p>

					Where appropriate, p Proposals will be expected to consider the multifunctional network of green infrastructure, and seek to protect, enhance and wherever possible restore ecosystems, securing a net gain in biodiversity
SFSPD9	Miss Lara Nicholson	14	Paragraph 7.11	No conservation impacts should be acceptable. Other comments specific to the solar farm planning application near Danbury.	In accordance with national policy and guidance this paragraph sets out that proposals will need to any biodiversity or nature conservation impacts are, or can be made, acceptable. Comments specific to existing planning applications are not the subject of this consultation and will be considered as part of the determination of that application.
SFSPD11	Danbury Parish Council	14	Paragraph 7.11	To avoid any misinterpretation/confusion over what constitutes appropriateness at any sites, all proposals should be expected to consider the multifunctional network of green infrastructure and not just those where it is deemed to be appropriate. To ensure that they are protected and their value to the natural environment and biodiversity recognised, ecologically important sites MUST be avoided.	The wording in this paragraph reflects national policy and guidance, to state such location must be avoided would be at odds with national policy and guidance. However, to reflect the wording in the rest of the SPD amend third sentence of paragraph 7.11 to read: Where appropriate, p Proposals will be expected to consider the multifunctional network of green infrastructure, and seek to protect, enhance and wherever possible restore ecosystems, securing a net gain in biodiversity.
SFSPD55	South Woodham Ferrers Town Council	14	Paragraph 7.11	Replace the word should with must regarding avoiding wildlife sites. There are not that many wildlife sites in the CCC area, so those that are identified, formally or otherwise, must not be allowed to be used for solar farm purposes.	It would be incorrect to say 'must not' as it can be demonstrated that a proposal involving or in close proximity to a local nature reserve or wildlife site met the requirements set out in paragraph 7.11 it would be acceptable in this respect.
SFSPD41	Boreham Conservation Society	14 15	Paragraph 7.11-7.14	Mindful that sites will return to their current condition at the end of the life of the solar farm it is important that ecological surveys and site management plans prepared by developers consultants are vetted and agreed with national and local Nature and Wildlife Conservation organisations.	All supporting information submitted as part of any application will be considered by CCC's in house specialists as well as forming part of the consultation process for any application. Where appropriate local or national organisations will be consulted on specific applications.
SFSPD8	EDF Energy	15	Paragraph 7.12	It appears overly onerous that development is required 'to avoid any impact on any protected species and their habitats...' without the consideration of suitable mitigation to ensure there is no overall significant impact. To reflect working practice and to avoid confusion, it would be better to bring the test in line with local planning policy which states renewable energy developments must demonstrate they have 'no adverse effect' on the natural environment.	Noted. Amend third sentence of paragraph 7.12 to read: A detailed ecological survey must be undertaken to guide the site selection and site design process. This should also identify any ecological site mitigation measures and opportunities for ecological enhancement. When considering proposals, including their layout and design it is essential to avoid any impact on any protected species and their habitats e.g. bats, badgers, and reptiles should be avoided, or where it cannot be avoided (through locating on an alternative site with less harmful impacts), it must be adequately mitigated or, as a last resort, compensated for.
SFSPD75	Cell Energy Limited	15	Paragraph 7.12	This requires development proposals to deliver a minimum of 10% biodiversity net gain. As previously noted, SPDs cannot be inconsistent with the Development Plan or introduce new policies into it. Policies S4 and DM16 of the adopted Local Plan essentially require development proposals to deliver a net gain in biodiversity. The Policies continue to note that this can be achieved through creating, restoring and enhancing habitats. Policies S4 or DM16 do not require development proposals to achieve a minimum of 10% biodiversity net gain. The SPD as currently drafted therefore exceeds the requirements of the Development Plan, which is contrary to the role and purpose of SPDs as set out in the Planning Practice Guidance. Whilst it is recognised that the Environment Bill is likely to include a requirement to achieve a minimum of 10% biodiversity net gain, it has not yet been enacted. This requirement should omit the requirement to achieve a specific quantum of net gain, but rather reflect the general direction set out in Policy DM16, to ensure consistency with the Development Plan.	Amend fourth sentence of paragraph 7.12 and insert additional sentence after it to read: A pre-biodiversity and post-biodiversity assessment of the development proposals must also be undertaken and to deliver a minimum of 10% biodiversity net gain in accordance with Policy S4 and DM16. It is strongly recommended that development seeks to achieve a minimum of 10% biodiversity net gain in accordance with the emerging Environmental Bill.
SFSPD68	Essex County Council	15	Paragraph 7.13	Reference is made to a requirement to prepare a site management plan and an ecological monitoring programme to demonstrate how the land around solar panels	Noted. Add additional wording ahead of last sentence to paragraph 7.13 to read:

				will be managed including providing a net gain in biodiversity. These plans will also need to include maintenance and stewardship arrangements for the site including landscape and ecology matters. This will ensure appropriate management and maintenance arrangements and funding mechanisms have been identified at an early stage and will be implemented.	<u>The site management plan should include maintenance and stewardship arrangements for the site including landscape and ecology matters. This will ensure appropriate management and maintenance arrangements and funding mechanisms have been identified at an early stage and will be implemented.</u>
SFSPD42	Boreham Conservation Society	15	Paragraph 7.13	Retention and management of existing and new water features such as ponds to be included in features identified.	Noted. Amend third sentence of paragraph 7.13 to read: An ecological monitoring programme will be required to monitor any impacts upon on-site flora and upon any particular features <u>likely to support species</u> (e.g. bats, <u>birds, reptiles, amphibians</u>) and to inform any changes that may be needed to the other particular habitats and species <u>(e.g. bats) recorded on or adjacent to the site</u> and to inform any necessary changes to the site management arrangements.
SFSPD9	Miss Lara Nicholson	15	Paragraph 7.13	Comments specific to the solar farm planning application near Danbury and how it is considered to be at odds with this guidance.	Comments specific to existing planning applications are not the subject of this consultation.
SFSPD9	Miss Lara Nicholson	15	Paragraph 7.14	Comments specific to the solar farm planning application near Danbury and how it is considered to be at odds with this guidance.	Comments specific to existing planning applications are not the subject of this consultation.
SFSPD53	Anglian Water Services Ltd	15	Paragraph 7.15	Welcomes reference to the requirement that applications consider the guidance on surface water drainage in the Essex Sustainable Drainage Systems (SuDS) Design Guide as well as the by CIRIA SuDS Manual. The development of renewables projects affords the opportunity to both address and seek betterment of local drainage and to do so through seeking to utilise SuDS which can be designed to support biodiversity net gain. Note that solar and renewables in general have the potential to be located on land which would now not be favourably considered for development which involved physical blockages to surface water/ flood flows or would be occupied and thus placing people and high value property at risk.	Support welcomed. Subject to meeting the necessary policy requirements set out in paragraph 7.15 this is correct.
SFSPD43	Boreham Conservation Society	16	Paragraph 7.17	Levels of polluting emissions need to apply to isolated sites as well as those nearby residential properties. Pollution from noise and in particular light can be detrimental for considerable distances from its source.	The requirements of DM29 extend further than to nearby residential properties, as set out in the reasoned justification for Policy DM29 in the Local Plan. Amend paragraph 7.17 to read: In line with Local Plan Policy DM29, any proposals will be required to safeguard the living environment of the occupiers of any nearby residential property, not result in excessive noise, activity or vehicle movements and be compatible with neighbouring or existing uses in the vicinity of the development by avoiding unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues <u>which have a damaging effect on the environment and the local resident's and public's enjoyment, health or amenity,</u> unless appropriate mitigation measures can be put in place and permanently maintained.
SFSPD8	EDF Energy	16	Paragraph 7.19	It should be made explicit that consultation with the suggested statutory bodies is only required when the development has the potential to affect such infrastructure.	Amend last sentence of paragraph 7.19 to read: <u>When developing their proposals applicants should undertake</u> early engagement with airport, rail and the local highway authority and Highways England <u>should be undertaken by applicants to agree the scope of the assessment where the development has the potential to affect such infrastructure.</u> when developing their proposals.
SFSPD59	Essex Bridleways Association	16	Paragraph 7.19	Many proposed solar farms encompass public rights of way, including bridleways and it is important that the glint and glare of the panels is taken into account so that bridleway users are not subjected to such glare. This can be a safety issue with horses being startled by, for example, turning a corner and being faced with a large	Noted, the requirements for what a glint and glare assessment should cover may vary between each case. Amend paragraph 7.19 to cover a wider range to read: A Glint and Glare Assessment is likely to be required as part of a planning application to consider the potential impact of glint and glare from the solar panels on landscape/visual amenity, aircraft, rail and road safety, <u>local residents and users of</u>

				bright array. Paragraph 7.19 requires an assessment to cover aircraft, rail and road safety. This should also include users of the public rights of way system.	public rights of way. When developing their proposals applicants should undertake early engagement with airport, rail and the local highway authority and Highways England should be undertaken by applicants to agree the scope of the assessment where the development has the potential to affect such infrastructure. when developing their proposals.
SFSPD55	South Woodham Ferrers Town Council	16	Paragraph 7.20	Clarification should be provided on the type of battery farms and even batteries allowed as certain types and designs are more environmentally damaging than others.	The management plan would include full details of all aspects of any battery facility. In addition, further wording to be added under the carbon emissions section to ensure it is clear batteries should be considered in any cost and benefit analysis. Add additional paragraph after 7.38 to read: Proposals should also seek to ensure associated emission sources and the overall carbon footprint of the development is minimised. Details of how this will be achieved would be useful background information. An understanding of any battery storage facility and the expected lifespan and disposal of any batteries is expected to be included in such information.
SFSPD11	Danbury Parish Council	16	Paragraphs 7.21 & 7.22	Due to the potential for the release of toxic chemicals into the environment, redundant Solar Panels must be disposed of safely, preferably recycled, and not sent to landfill. The procurement of ethically sourced materials with a minimal carbon footprint during both production and transport is a must.	The management of waste materials would be a private, contractual matter between the waste creator and the operator of the landfill facility. The latter will be required to comply with their waste permits.
SFSPD8	EDF Energy	16	Paragraph 7.22	The timings of when the construction resource management plan should be submitted to the ECC should be defined. This should be a requirement that applies after the consenting period, when a contractor has been appointed and detailed construction information is known. Up until this point, only outline information can be provided and this should be acknowledged within the SPD.	Amend paragraph 7.22 to read: ECC would seek a Construction Resource Management Plan (equivalent to a Site Waste Management Plan) to be prepared outlining how waste materials will be disposed of to appropriate recycling facilities or appropriately licensed landfills. A high-level outline management plan with a commitment to sustainable construction and waste management principles should be submitted with the planning application. Additional, more detailed information will then be required to be submitted as part of a condition should permission be granted. ECC would expect any application to This should quantify the volumes of waste re-used on site and leaving the site, as well as demonstrate how the amount of waste forecasted to leave the site has been proactively minimised at construction, operation and deconstruction stages by incorporating sustainable working practices, including a consideration of the material used and their procurement. Waste arising from the site should be assessed in light of the available capacity to manage it where such an assessment can be made.
SFSPD7	Mark Scofield	16	Paragraph 7.22	Solar panels are difficult and expensive to recycle, raising the prospect of discarded panels leaking dangerous heavy and toxic metals and chemicals including, amongst others, cadmium, into the earth. What is appropriate in terms of licensed landfills is indeed questionable and great weight should be given to any proposal which indicates disposal of this kind. There should be a requirement to prevent any waste materials going to landfill. In terms of "Waste arising from the site should be assessed in light of the available capacity to manage it where such an assessment can be made." If an assessment cannot be made then significant weight should be afforded to this in any planning decision.	As the waste authority these matters will be considered by ECC and the most appropriate ways to dispose of all waste. ECC have a waste hierarchy of reduce, re-use, recycle, recover, and lastly dispose, so the disposal of any waste into landfill is a last resort. Any assessment will be part of the overall Construction Resource Management Plan to be submitted as part of a planning application. Appropriate weight will be given to the overall management plan. The City Council would not be precuring any work in respect of the materials to be used for any developments so this would not be applicable.

				In terms of the materials used and their procurement, the governance must be particularly robust and should comply with the Local authority's ethical procurement policies particularly the Modern Slavery Act and the Charter which the City Council signed up to in 2020.	
SFSPD7	Mark Scofield	17	Paragraph 7.23	The wording "Where fencing is proposed, these should include open sections at the bottom to allow small mammals to pass through" is not precise. Danbury in particular has a healthy badger population Badgers would be classed as a large mammal and provision should include them and gates installed to allow them to traverse any site.	Amend last sentence of paragraph 7.23 to read: Where fencing is proposed, these should include suitable open sections at the bottom to allow small mammals identified in the area to pass through.
SFSPD11	Danbury Parish Council	17	Paragraph 7.23	This paragraph should be more precise in the size of open sections for small mammals to pass through, appropriate for local species populations.	Amend last sentence of paragraph 7.23 to read: Where fencing is proposed, these should include suitable open sections at the bottom to allow small mammals identified in the area to pass through.
SFSPD59	Essex Bridleways Association	17	Paragraph 7.23	Where fencing is located alongside a bridleway, this should be of an open mesh type rather than palisade with spikes as these are dangerous to horse riders as they are at a higher level and could potentially be impaled on them in the event of a horse spooking.	Noted. Add additional sentence to end of paragraph 7.23 to read: <u>Any fencing should ensure it does not pose an increased safety risk to all the PROW users, including equestrians and cyclists.</u>
SFSPD58	Essex Police	17	Paragraph 7.23	<p>Whilst we accept in relation to security measures the importance of "significant consideration given to mitigating their impact on wildlife" we wish to draw attention to the inherent crime risk of such sites due to the increase in metal theft crime and the need for serious consideration of risk commensurate security measures.</p> <p>"Deer/stock fencing" in relation to crime is not sufficient to deter or mitigate a crime risk and only provides a symbolic boundary. It is also noted on some applications in the past that some cameras will be mounted on posts forming part of the fencing, in itself total unsuitable for security and image capture. Mature dense natural hedging ideally of a spiky nature such as hawthorn and blackthorn provides a stronger deterrent, but as with other measures requires regular inspection to ensure growth it is not obstructing CCTV cameras and to detect intrusion attempts; this needs to be included within maintenance and management plans.</p> <p>We are quite appreciative of the desire to preserve open site lines across the countryside wherever possible and where stronger boundary treatments are not compatible combining 'deer fencing' with suitable monitored CCTV, Perimeter Intrusion Detection System (PIDS), 24 hour response, and enhanced building and compound security may provide a compromise solution. Where due to increased risk this is not possible a black or green weld-mesh fence has been shown to be less obtrusive.</p> <p>We would wish to draw attention to the following documents that suggest risk commensurate measures to mitigate the crime risk - BREEAM document "Guide to large scale ground mounted solar PV systems" pages 11 & 12 and "NFU Risk Management Programme for Photovoltaic Field Arrays" paragraphs 7-9 www.bre.co.uk/filelibrary/pdf/other_pdfs/KN5524_Planning_Guidance_reduced.pdf www.nfumutual.co.uk/farming/farm-safety/loss-prevention-guidance-farming/</p>	<p>Noted. Essex Police would be a consultee for such planning applications. Add additional paragraph after paragraph 7.23 to read:</p> <p><u>Proposals should seek to preserve open site lines across the countryside wherever possible and where stronger boundary treatments are not compatible combining deer type fencing with suitable monitored CCTV, Perimeter Intrusion Detection System (PIDS), 24 hour response, and enhanced building and compound security may provide a compromise solution. Where due to increased risk this is not possible a black or green weld-mesh fence can be less obtrusive. Attention is drawn to the following documents that suggest risk commensurate measures to mitigate the crime risk -</u> www.bre.co.uk/filelibrary/pdf/other_pdfs/KN5524_Planning_Guidance_reduced.pdf www.nfumutual.co.uk/farming/farm-safety/loss-prevention-guidance-farming/</p>

				To assist developers, we would welcome the opportunity of consultation on such projects where there is a desire to mitigate security risks to the development both during and after construction.	
SFSPD27	East Hanningfield Parish Council	17	Paragraph 7.23	Unsuitable lighting can be a real problem in the rural environment. Light spill can visually magnify the impact of a development at night and convert a rural landscape to urban. Solar farms are low maintenance and do not generate electricity at night. No permanent night time lighting should be permitted. Lighting for maintenance should be minimised and carefully designed. The security fencing illustrated in figure 5 would deter a deer but not a criminal. Security fencing should be designed to prevent climbing without the resort to prominent and dangerous razor wire or similar. Height should be restricted to 2 metres. The number of CCTV cameras should be minimised. They should be positioned to be unobtrusive not attempt to act as a deterrent.	The SPD sets out what should be considered and submitted as part of a planning application. The type, design and need for lighting, fencing and CCTV will be different for each site and will need to be considered on their own merit. For this reason, it would not be appropriate to make further specifications in the SPD as it will vary for each site. The SPD should be read alongside other policies and SPDs, including the Council's Making Places SPD which includes details of designing out crime in developments and ensuring lighting is appropriate to its location.
SFSPD13	Broomfield Parish Council	18	Paragraphs 7.24 & 7.25	Supports the emphasis on solar farms being well and safely connected to the highway network. Potential sites remote from the main network should be discounted. Similarly, long site access tracks should be avoided as they can generate surface water run-off, as well as longer vehicle journeys. Traffic and transport factors would suggest the appropriateness of a broad area of search along the A12 corridor, both for connectivity to the wider highway network and because landscape quality is already reduced by the noise and visual impact of the A12.	Support welcomed. A Transport Assessment will consider the appropriateness of a site in transport terms so it would not be appropriate to add in further criteria or stipulations for sites as each will need to be considered on its own merits. The document includes, in section 8, locational principles for sites but wider strategic assessments have not been carried out to be in a position to identify any preferred sites as part of this SPD.
SFSPD69	Essex County Council	18	Paragraph 7.24	Should also make reference to the need for off-site mitigation to be required to improve the highway network in order to accommodate trips by cycling, walking and public transport, and to ensure the highway network is suitable for the expected level of construction traffic. The site should also be located to enable trips to be made by walking, cycling and public transport, particularly during the construction period. A Travel Plan will also be required to promote the use of sustainable modes and need to monitor the effectiveness of the Travel Plan, its measures and incentives.	Noted. Amend paragraph 7.24 to read: Proposals will be required to demonstrate that the local and strategic highway network will be able to accommodate the type and number of vehicle movements during the construction and operation phases of the site. In addition, proposals will need to demonstrate that both the site access and vehicle movements to and from the site will have no <u>detrimental</u> adverse impacts on highway safety, including cyclists, and pedestrians <u>and equestrians</u> . <u>The site should also be located to enable trips to be made by walking, cycling and public transport, particularly during the construction period. As such, there may be a need for off-site mitigation to be required to improve the highway network in order to accommodate trips by cycling, walking and public transport, and to ensure the highway network is suitable for the expected level of construction traffic.</u> As such, a Applications should be accompanied by a detailed Transport Assessment and Construction Environmental Management Plan (CEMP). <u>A Travel Plan will also be required to promote the use of sustainable modes and need to monitor the effectiveness of the Travel Plan, its measures and incentives.</u> Applicants are also encouraged to engage with Essex Highways as part of their pre-application discussions.
SFSPD53	Anglian Water Services Ltd	18 19 20	Paragraphs 7.24, 7.32-7.24, 7.35	The document covers all scales of solar development and the approach and proportionality of assessment will vary across the level of development including whether an application requires an EIA and if so the scope of that assessment. With reference to paragraph 7.24 on Transport Assessments a smaller array is unlikely to have many traffic impacts. On paragraph 7.35, dealing with socio-economic impacts a socio-economic assessment for smaller developments can be covered a section in the planning statement and would not need a separate report. This would also be a proportional approach for cumulative impacts (paragraphs 7.32 to 7.34) for small scale renewables. Cumulative impacts including significant carbon benefits and	Noted. Add additional sentence to the end of paragraph 7.1 to read: <u>The exact content and form of the supporting documents will depend on the specific proposal which can be agreed at the pre-application stage as encouraged in paragraph 3.5.</u>

				questions of energy resilience could then be assessed in detail for large farms and EIA development.	
SFSPD8	EDF Energy	18	Paragraph 7.24	The test should be brought in line with local policy stipulating renewable energy developments should have 'no detrimental impact' on highway safety.	Amend second sentence of paragraph 7.24 to read: In addition, proposals will need to demonstrate that both the site access and vehicle movements to and from the site will have no detrimental adverse impacts on highway safety, including cyclists, and pedestrians and equestrians .
SFSPD32	The British Horse Society	18	Paragraph 7.24	Should not exclude equestrians therefore should be amended to 'no adverse impacts on highway safety, including cyclists, pedestrians and equestrians .'	Noted. Amend second sentence of paragraph 7.24 to read: In addition, proposals will need to demonstrate that both the site access and vehicle movements to and from the site will have no detrimental adverse impacts on highway safety, including cyclists, and pedestrians and equestrians .
SFSPD61	Councillor Sue Dobson	18	Paragraph 7.24 & 7.25	Since many proposals are located within remote areas and often will require the use of narrow lanes to access the site during construction phase, any transport plan should aim to restrict construction traffic to working hours only so there is minimal impact on recreational use of such lanes which normally occurs during evenings and weekends.	Noted. Amend second sentence of paragraph 7.24 to read: In addition, proposals will need to demonstrate that both the site access and vehicle movements to and from the site will have no detrimental adverse impacts on highway safety, including cyclists, and pedestrians and equestrians .
SFSPD59	Essex Bridleways Association	18	Paragraph 7.24 & 7.25	Many proposals are located within remote areas with a high level of recreational use of the lanes by vulnerable road users – walkers, cyclists and horse riders, and in many cases it will require the use of these narrow lanes to access the site during construction phase. We ask that any construction/transport plan should restrict construction traffic to working hours only so there is minimal impact on recreational use of such lanes which normally occurs during evenings and weekends.	Noted. Amend second sentence of paragraph 7.24 to read: In addition, proposals will need to demonstrate that both the site access and vehicle movements to and from the site will have no detrimental adverse impacts on highway safety, including cyclists, and pedestrians and equestrians .
SFSPD32	The British Horse Society	18	Paragraph 7.25	Large developments are opportunities for increasing access, particularly those which contribute to community funds. There may be a chance to upgrade a footpath to bridleway or to gain an additional route. Even very short links can have important effects by enabling greater or safer use of existing routes in an area. Any site access tracks should be formally dedicated at minimums of bridleway status so when the site is restored public access remains.	Amend last sentence of paragraph 7.26 to read: Applicants are encouraged to engage with ECC as part of their pre-application discussions if there is to be any impact on a PROW, as well as exploring opportunities to enhance PROW or provide 'missing links' in the PROW network. Engagement with other user groups is also encouraged. The British Horse Society has specific guidance (www.bhs.org.uk/accessadvice) to assist solar farm development to ensure development does not cause obstructions to horse riders.
SFSPD32	The British Horse Society	18	Paragraph 7.26	Support the content of the 'Public Rights of Way (PROW)' section. Applicants should be encouraged to engage not only with ECC but user groups including the BHS as part of their pre-application discussions if there is to be any impact on PROW. Applicants should also be guided to information such as the BHS guidance note on SOLAR FARMS (see www.bhs.org.uk/accessadvice).	Amend last sentence of paragraph 7.26 to read: Applicants are encouraged to engage with ECC as part of their pre-application discussions if there is to be any impact on a PROW, as well as exploring opportunities to enhance PROW or provide 'missing links' in the PROW network. Engagement with other user groups is also encouraged. The British Horse Society has specific guidance (www.bhs.org.uk/accessadvice) to assist solar farm development to ensure development does not cause obstructions to horse riders.
SFSPD59	Essex Bridleways Association	18	Paragraph 7.26	There should also be a requirement to enhance the PROW network as per the NPPF paragraph 98; it should not be sufficient to ensure that the route is only equal to that which existed before. Sometimes a new route can be obtained as part of any development which will benefit the community and enhance the network for all users. Solar farm development inevitably 'fences off' huge swathes of the countryside to the detriment of the local community therefore there should be a requirement to give something back to the local area if possible, including upgrading existing footpaths to bridleway status so that walkers, cyclists and horse riders can benefit from the development.	Applicants are encouraged to engage with ECC as part of their pre-application discussions if there is to be any impact on a PROW, as well as exploring opportunities to enhance PROW or provide 'missing links' in the PROW network. Engagement with other user groups is also encouraged. The British Horse Society has specific guidance (www.bhs.org.uk/accessadvice) to assist solar farm development to ensure development does not cause obstructions to horse riders.
SFSPD61	Councillor Sue Dobson	18	Paragraph 7.26	Noted but there should also be a requirement to enhance the PROW network as per the NPPF paragraph 98. Sometimes a new route can be obtained as part of any	Applicants are encouraged to engage with ECC as part of their pre-application discussions if there is to be any impact on a PROW, as well as exploring opportunities to

				development which will benefit the community. Solar farm development inevitably 'fences off' huge swathes of the countryside to the detriment of the local community therefore there should be a requirement to give something back to the local area if possible.	enhance PROW or provide 'missing links' in the PROW network. Engagement with other user groups is also encouraged. The British Horse Society has specific guidance (www.bhs.org.uk/accessadvice) to assist solar farm development to ensure development does not cause obstructions to horse riders.
SFSPD8	EDF Energy	18	Paragraph 7.26	By virtue of their nature, solar developments are likely going to have a degree of impact on the character and recreational amenity of PROWs. It would be beneficial for this to be acknowledged to avoid the test being misconstrued as an absolute constraint towards solar development.	This paragraph is clear on the expectations that the PROW will be impacted upon but should remain accessible and sets out how that should be achieved.
SFSPD70	Essex County Council	18	Paragraph 7.26	Reference should also be made to developments having to provide necessary mitigation and enhancement measures such as consequential improvements to the PROW network through improving connectivity or the installation of interpretation boards or visitor facilities that give benefit to users of PROW. The importance of PROW as amenities for local communities to improve their mental and physical health and wellbeing should also be recognised, protected and enhanced, as recommended through the Essex Green Infrastructure Strategy.	Noted. Insert additional paragraph before paragraph 7.26 to read: <u>PROW are important amenities for local communities, which can help to improve their mental and physical health and wellbeing. This importance should be recognised, protected and enhanced through any proposal by providing necessary mitigation and enhancement measures, such as consequential improvements to the PROW network through improving connectivity or the installation of interpretation boards or visitor facilities that give benefit to users of PROW.</u>
SFSPD44	Boreham Conservation Society	18	Paragraph 7.26	Protection of PROW including footpaths across agricultural land are essential and must be retained. It is important that PROW and their settings should not be compromised when passing through or around solar farm developments. Significant space and planting should be provided either side of PROW in the countryside to prevent the loss of amenity and character.	The paragraph seeks to ensure the character of as part of the proposal. That character may vary so some will be surrounded by open space others may in enclosed PROW. To require space and planting to all PROW would not necessarily reflect the character of a particular PROW.
SFSPD8	EDF Energy	18	Paragraph 7.27	The wording is overly negative compared to other SPD considerations but acknowledge that term 'substantial harm' is derived from NPPF when discussing the test associated with designated heritage assets. To maintain a more consistent approach to discussing issues throughout the SPD, from both a designated and non-designated perspective, suggest the word 'substantial' is removed.	Noted, to ensure it is clear how assets will be assessed amend last sentence of paragraph 7.27 to read: Depending on their scale, design and prominence, a large-scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset, <u>which will need to be justified in accordance with the requirements of Policy DM13 and DM14.</u>
SFSPD75	Cell Energy Limited	18	Paragraph 7.27	This should be expanded to reflect the direction of NPPF Paragraph 195. The NPPF Paragraph states that where a proposed development will lead to substantial harm to a designated heritage asset, Local Planning Authorities should refuse consent unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh the harm. NPPF Paragraph 195 also sets out a number of instances which can be further exceptions to the policy presumption. Without this additional clarification, is it considered that the SPD will not be consistent with national planning policy, and may artificially constrain development. The following amendment is requested: '...may cause substantial harm to the significance of the asset <u>which will need to be justified in the context of NPPF Paragraph 195</u> '.	Noted, amend last sentence of paragraph 7.27 to read: Depending on their scale, design and prominence, a large-scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset, <u>which will need to be justified in accordance with the requirements of Policy DM13 and DM14.</u>
SFSPD33	Historic England	18 19	Paragraphs 7.27-7.31	Welcome the production of this Supplementary Planning Document which includes a specific section on the historic environment, but unable to provide detailed comments. Refer to a recently published Advice Note 15, which covers historic environment issues relating to different types of commercial renewable energy development proposals, including wind power (onshore and offshore), solar photovoltaics (PV), and biomass and energy from waste: https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/heag302-commercial-renewable-energy-development-historic-environment/	Noted. Add additional sentence to end of paragraph 7.31 to read: <u>Further advice on historic environment issues relating to different types of commercial renewable energy development proposals, including solar photovoltaics (PV) is also available from Historic England at:https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/heag302-commercial-renewable-energy-development-historic-environment/</u>

SFSPD45	Boreham Conservation Society	18 19	Paragraph 7.27 & 7.30	Historic environment should also specifically include historic and ancient woodland.	Noted. Amend paragraph 7.30 to read: An assessment to evaluate the impact on a historic landscape may also be required, to define historic boundaries, ponds, hedgerows, historic and ancient woodland , and other landscape features which contribute to the significance of a historic landscape. An assessment to evaluate the impact on Historic Land Characterisation should also be provided.
SFSPD9	Miss Lara Nicholson	19	Paragraph 7.32	Unclear how local people can benefit from such schemes.	Examples of such opportunities are set out in paragraph 7.33.
SFSPD71	Essex County Council	19 & 21	Paragraphs 7.32-7.34 and 7.40-7.42	ECC welcome the reference to the BRE Community Engagement Good Practice Guidance for Solar Farms in paragraphs 7.32-7.34 and 7.40-7.42. However, ECC consider that these sections could go further in requiring a more community led locality benefit approach where developer-led renewable energy infrastructure generation should make a financial or other contribution to the locality, led by the community. And in discussion with local leaders the expectation would be the opportunity for part community ownership as well as an ongoing community benefit fund that allows residents to actively engage with the development and keep more of the value generated by the development in the local economy. This is supported by the initial recommendations from the Essex Climate Action Commission recommending community ownership in large scale renewable energy developments in Essex, as referenced in paragraph 7.34.	Noted. Further guidance is contained within the BRE Community Engagement Good Practice Guidance which is referred to in paragraph 7.33. This SPD does not seek to repeat existing guidance so relies on the good practice guide and the Essex Climate Action Commission referred to in paragraph 7.34. It is not considered appropriate to set out further detail in the SPD as the community opportunities will vary between each scheme.
SFSPD46	Boreham Conservation Society	19	Paragraph 7.33	This is an important para as it relates to potential benefits to local communities resulting from the solar development. However, how will benefits be assessed to respond to community needs?	As set out in this paragraph this is not a matter relevant to the determination of a planning application, but further guidance on how this can be achieved is contained in the link provided in this paragraph.
SFSPD32	The British Horse Society	19	Paragraph 7.33	Equestrians must be included along with other vulnerable road users therefore this should read 'Opportunities could include providing jobs to local people both during construction and operation, promoting <u>non-motorised user routes</u> through the site...'	Noted. Amend third sentence of paragraph 7.33 to read: Opportunities could include providing jobs to local people both during construction and operation, promoting cycling, equestrian , and walking routes through the site, providing free or discounted energy to local public buildings, establishing a local Environmental Trust, installing information boards panels around the site and providing visitor/education facilities to raise awareness about renewable and low carbon energy.
SFSPD59	Essex Bridleways Association	19	Paragraph 7.33	The increased access mentioned here, ' <i>...promoting cycling and walking routes through the site...</i> ' should include ALL vulnerable road users, including horse riders and not just walkers and cyclists. Many solar farm proposals have existing public footpaths within the site, and to be able to legally allow cyclists to use them these would need to be upgraded to bridleway status, with the resultant benefit of improving access for all rather than discriminating against one user group.	Noted. Amend third sentence of paragraph 7.33 to read: Opportunities could include providing jobs to local people both during construction and operation, promoting cycling, equestrian , and walking routes through the site, providing free or discounted energy to local public buildings, establishing a local Environmental Trust, installing information boards panels around the site and providing visitor/education facilities to raise awareness about renewable and low carbon energy.
SFSPD61	Councillor Sue Dobson	19	Paragraph 7.33	Noted; however, investment in local community facilities eg village hall would also be appropriate. Also, whilst increased access has been mentioned, ' <i>...promoting cycling and walking routes through the site...</i> ' it should include ALL vulnerable road users, including horse riders and not just walkers and cyclists.	Noted. Amend third sentence of paragraph 7.33 to read: Opportunities could include providing jobs to local people both during construction and operation, promoting cycling, equestrian , and walking routes through the site, providing free or discounted energy to local public buildings, establishing a local Environmental Trust, installing information boards panels around the site and providing visitor/education facilities to raise awareness about renewable and low carbon energy.
SFSPD8	EDF Energy	19	Paragraph 7.34	Supportive of community involvement (including ownership) in developments, however it would be more accurate for the SPD to stipulate that 'all large-scale renewable energy developments...should <u>offer</u> an element of community ownership' instead. Community ownership is not always a feasible option for a variety of reasons.	Noted. Amend paragraph 7.34 to read: From 2021, as a result of the recommendations made from the Essex Climate Action Commission (pending adoption by ECC), it is expected that all large-scale renewable energy developments in Essex should include the offer of an element of community ownership.

SFSPD47	Boreham Conservation Society	19	Paragraph 7.34	Local ownership referred to in this para needs to be strengthened to give some examples, as it is difficult to see how this might work in practice.	Further guidance is contained within the BRE Community Engagement Good Practice Guidance which is referred to in paragraph 7.33. This SPD does not seek to repeat existing guidance so relies on the good practice guide and the Essex Climate Action Commission referred to in paragraph 7.34. It is not considered appropriate to set out further detail in the SPD as the community opportunities will vary between each scheme.
SFSPD8	EDF Energy	20	Paragraph 7.35	From reviewing the detail in 'Essex Healthy Places', solar developments do not appear to meet the description of development types for which an HIA is required, therefore in this instance, it does not seem necessary or appropriate to make this an automatic requirement for all solar farms. It is also worth noting that the majority of the information covered by an HIA is aimed at residential or other built development, and not directly applicable to solar farms. Those that are relevant are covered elsewhere, such as in ES, so repetition in an HIA should not be necessary.	Noted. Amend paragraph 7.35 to read: The Council may will require schemes, particularly Nationally Significant Infrastructure Projects (NSIPs), to undertake a HIA of their proposal. The applicant should engage with CCC to establish if a HIA is required and the scope of any HIA at pre-application stage. It is recommended that any HIA is consistent with the requirements outlined in the Essex Design Guide (2018) and the Essex Planning Officers Association (EPOA) document 'Essex Healthy Places - Advice notes for planners, developers and designers'. This document provides guidance on what needs to be considered when looking at health, wellbeing and the environmental sustainability. The type of HIA required will be advised by the Council with advice from health partners as required, including ECC. It is expected that schemes will consider Sport England's Active Design Principles and in particular the creation of a network of multifunctional open space supporting SuDS, wildlife habitat and productive landscapes. Further information is available at Health Impact Assessment Supplementary Guidance (www.essexdesignguide.co.uk).
SFSPD28	East Hanningfield Parish Council	20	Paragraph 7.36	The document only requires the applicant to consider other existing or approved developments. In East Hanningfield there are none existing or approved but three are requesting approval. The document should make clear that although it does not expect the applicant to assess the cumulative impact of other pending applications CCC will do so. This may require a difficult balancing act by CCC so the document should make this clear. An environment already damaged by one solar farm should not be used to justify another.	The cumulative impact of proposals will be considered on a case-by-case basis by the LPA as part of its consideration of the application. Should the LPA require additional information regarding cumulative impacts, they may approach the applicant or relevant stakeholders as part of this process.
SFSPD55	South Woodham Ferrers Town Council	20	Paragraph 7.36	Change 'expects' to 'requires'. Stronger language will mandate this as a requirement rather than just an expectation.	The wording used is correct as this is not a policy requirement, but an expectation CCC is aiming to achieve.
SFSPD61	Councillor Sue Dobson	20	Paragraph 7.36	Cumulative impacts are crucially important and there should be a requirement to consider as part of any planning application those proposals or existing sites within a certain distance. This paragraph does not 'require' but 'expects' and feel this should be more strongly worded.	The wording used is correct as this is not a policy requirement, but an expectation CCC is aiming to achieve.
SFSPD75	Cell Energy Limited	20	Paragraph 7.36	Unless a development is considered to require an EIA, there is no legislative basis for requiring cumulative impacts to be taken into account. Cumulative impacts are not mentioned in the adopted Local Plan aside from in relation to landscape. The NPPF specifically mentions cumulative landscape and visual impacts at Paragraph 151 in respect of the use and supply of renewable and low carbon energy and heat, with a generic reference also being made to cumulative impacts in respect of ground conditions and pollution, transport and highways, and flood risk. In the absence of proportionate evidence to justify an unrestricted range of cumulative effects being taken into account as part of the determination of a planning application, it is recommended that Paragraph 7.36 is amended to reflect the specific topics	Noted. Amend paragraph 7.36 to read: CCC expects applicants to assess the cumulative impacts and opportunities as part of their proposal in accordance with the NPPF. This includes the consideration of cumulative impacts relating to highways, landscape and visual impacts, flood risk, pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Cumulative impacts with any other existing or approved developments should also be considered. The applicant should engage with CCC to scope the potential cumulative impacts at pre-application stage. Where development is proposed on high quality agricultural land, consideration should be given to the cumulative impact of the proposal and other permitted solar farms development on the availability of local high

				referenced in the NPPF in relation to cumulative impacts. Failure to do so could result in the SPD not being consistent with national policy.	quality agricultural land. Cumulative impacts will also be considered as part of any EIA screening to the application.
SFSPD8	EDF Energy	20	Paragraph 7.37	This section should acknowledge that grid connections are usually the responsibility of the statutory undertaker to design and manage.	That may be the case by CCC would expect the applicant to provide the technical information on these matters.
SFSPD29	East Hanningfield Parish Council	20	Paragraph 7.37	Overhead power cables both within the site and connecting to the national grid increase the visual intrusion of a solar farm and cannot be mitigated by screening. Underground connections are much preferred and should not be ruled out due to cost, time or access constraints.	Noted, the SPD makes the recommendation that underground cabling is encouraged over the use of overhead powerlines.
SFSPD8	EDF Energy	20	Paragraph 7.38	Understand the insight that could be gathered from the comparison in a balance sheet, but question the relevance given the acknowledgement in Section 1 of the SPD that 'a portfolio of zero and low-carbon energy generating technologies will be needed to meet future electricity demands including expanding new solar capacity.' A mixed portfolio of renewable generation technologies is required to meet the UK's decarbonisation targets, and the considerations for the development of each technology type vary considerably. Therefore, question the appropriateness of this statement as the comparison against other renewable and non-renewable technologies should not impact the consenting decision for the solar development.	Noted, there is no policy requirement or guidance to justify comparing different renewables with one another and it would be contrary to paragraph 158 of the NPPF which does not require applicants to demonstrate a need for such proposals and that they should be approved if its impacts are (or can be made) acceptable. Delete last sentence of paragraph 7.38.
SFSPD72	Essex County Council	20	Paragraph 7.38	Carbon Emissions refers to information being provided alongside development proposals regarding the solar PV technology to be used and the net reduction in CO2 (Greenhouse Gas Emissions) emissions per annum and over the course of the proposed development. Whilst this is supported ECC consider it is also important to ensure that any associated emissions sources are also minimised and the overall carbon footprint of the development is minimised.	Noted. Add additional paragraph after paragraph 7.38 to read: <u>Proposals should also seek to ensure associated emission sources and the overall carbon footprint of the development is minimised. Details of how this will be achieved would be useful background information. An understanding of any battery storage facility and the expected lifespan and disposal of any batteries is expected to be included in such information.</u>
SFSPD30	East Hanningfield Parish Council	20	Paragraph 7.38	Carbon Emissions Obtaining an auditable balance sheet will be difficult to obtain as it is specifically not required by the NPPF. The number of average homes powered is normally useful and non contentious. The annual reduction in carbon dioxide is often exaggerated. It would be useful to request a statement of the assumptions behind any claim.	Noted, there is no policy requirement or guidance to justify comparing different renewables with one another and it would be contrary to paragraph 158 of the NPPF which does not require applicants to demonstrate a need for such proposals and that they should be approved if its impacts are (or can be made) acceptable. Delete last sentence of paragraph 7.38.
SFSPD48	Boreham Conservation Society	20	Paragraph 7.38 & 7.39	Reference here is made here to reduction of Greenhouse Gas Emissions but it is important to take into account not just the cost and benefits of the solar panel but also the batteries and concrete and steel in the whole construction and installation processes.	Noted. Add additional paragraph after paragraph 7.38 to read: <u>Proposals should also seek to ensure associated emission sources and the overall carbon footprint of the development is minimised. Details of how this will be achieved would be useful background information. An understanding of any battery storage facility and the expected lifespan and disposal of any batteries is expected to be included in such information.</u>
SFSPD7	Mark Scofield	20	Paragraph 7.38 & 7.39	Any balance sheet should ensure that the carbon footprint includes the extraction of materials to produce them (including their environmental impact) and also include the footprint throughout the supply chain from production, packaging and shipping the product from source to end user.	There is no policy requirement or guidance to justify comparing different renewables with one another and it would be contrary to paragraph 158 of the NPPF which does not require applicants to demonstrate a need for such proposals and that they should be approved if its impacts are (or can be made) acceptable. The last sentence of paragraph 7.38 is proposed to be deleted so no further information on what this should include is proposed.
SFSPD8	EDF Energy	21	Paragraph 7.43	This should be reworded to the following; 'Applications need to include <u>outline</u> proposals for the timely restoration of the land to its previous use at the end of the solar farm's operational life, <u>and where compatible with the previous land use</u> , retain any landscape or biodiversity enhancements and <u>appropriate</u> community benefits.'	Noted that the lifespan of the proposal may not enable a detailed restoration scheme, but the restoration should be compatible with the lands previous use. Amend first sentence of paragraph 7.43 to read: Applications need to include outline detailed proposals for the timely restoration of the land to its previous use at the end of the solar farm operational life, retaining any landscape or biodiversity enhancements and community benefits

				Solar farms have the potential to operate for c. 40 years or longer. In the intervening period, there is potential for significant industry advances and neighbouring land use change, so detailed restoration plans should be agreed via condition towards the end of the development's lifespan. Furthermore, whilst supportive of creating lasting biodiversity improvements, not all landscape and biodiversity enhancements will be conducive for the functionality of the previous land use, therefore it is recommended that this should be acknowledged in the SPD by citing 'where compatible'. There is also the added complication of effectively imposing enhancements onto a landowner following expiration of any lease or planning permission to consider. Similarly, not all community benefits, particularly monetary ones, are able to be retained following the lifespan of the development. There should be an expectation that only appropriate benefits are retained, for clarity.	
SFSPD31	East Hanningfield Parish Council	21	Paragraph 7.43	A financial bond guaranteeing funding of restoration is vital. Accumulation of funds during the project life is inadequate. There is a risk that the solar farms may be unviable in 15 years not 40. A full funded bond or insurance policy is necessary. There should be an undertaking that the land will be fully restored to agricultural use within three years of the end of the planning approval or cessation of electricity production. Without this there is a risk that a brownfield site will be created.	The need for a financial bond is one example, but there may be other options available to the applicant, the important point is that the applicant can demonstrate provision to ensure the restoration can take place. Any timescale for restoration will need to be considered on its own merit as it will depend on the size and scale of the scheme, but it should be as timely as possible. Amend paragraph 7.43 to read: Applications need to include outline detailed proposals for the timely restoration of the land to its previous use at the end of the solar farm operational life, retaining any landscape or biodiversity enhancements and community benefits. Restoration should be competed as soon as practicably possible. Applicants should also show provision for the restoration of the site at the end of operation, for example, by providing a financial bond which they would pay into during the life of the solar farm.
SFSPD5	CPRE Essex	21	Paragraph 7.43	Attention is drawn to para 2.4 of the CPRE Policy Statement on solar farms, which is relevant to para 7.43 of the draft SPD. Accordingly, it is suggested that this section of the SPD on after use/restoration could be considered in more detail and strengthened in its wording.	This paragraph of the CPRE statement raises concerns about the certainty of solar farms being returned to their former state at the end of their lifespan. The reason for requesting detailed proposals for the restoration in paragraph 7.43 is to seek greater assurances that sites will be restored appropriately.
SFSPD49	Boreham Conservation Society	21	Paragraph 7.44	Talks about permissions being temporary but does not state how long any specific planning permission will be granted for or give examples.	The length a permission will vary but as an example the paragraph sets out that this may be decades to ensure it is noted that although temporary, they are for a considerable length of time.
SFSPD50	Boreham Conservation Society	22	Paragraph 7.46	This appears to cover all things needed to accompany any application. However, no mention of potential mineral sterilisation, which is key in Chelmsford area.	Noted. Add addition bullet point to paragraph 7.46 to read: <ul style="list-style-type: none"> • <u>Minerals Resource Assessment</u>
SFSPD73	Essex County Council	22	Paragraph 7.46	An additional supporting document should be a Landscape and Ecology Management Plan to set out a landscape and biodiversity management and maintenance plan and work schedule for a minimum of 10 years. The Plan should include how the maintenance of GI assets and green spaces are to funded and managed for the lifetime of the solar farm, possibly through a management company. This is to ensure appropriate management and maintenance arrangements and funding mechanisms are put in place to maintain high-quality value and benefits of the landscape and GI/habitats in line with the Landscape and Visual, Ecological Impact, and Biodiversity Net Gain assessments.	Noted, add additional bullet point to paragraph 7.46 to read: <ul style="list-style-type: none"> • <u>Landscape and Ecology Management Plan</u>
SFSPD75	Cell Energy Limited	22	Paragraph 7.46	Recognises the direction of NPPF Paragraph 48 which is clear that Local Planning Authorities should give 'weight' to relevant policies in emerging plans according to their stage of preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the	The NNPF is clear on this point and CCC will determine applications in accordance with the Local Plan and any SPDs. If the SPD is adopted at the point of determination of any existing applications, it should be given full weight as an adopted SPD.

				emerging plans to the NPPF. However, Local Planning Authorities should also take into account the timing of the preparation of emerging plans, including the SPD in relation to the determination of planning applications already submitted. It is possible that the SPD could be formally adopted by the City Council before some Planning Applications are determined. In this instance some flexibility regarding the application of the contents of the adopted version of the SPD is requested, specifically in relation to Section 7. Paragraph 7.46 should be amended to read ‘...the following documents may <u>are likely to</u> be required for a solar farm planning application...’	Add additional sentence to the end of paragraph 7.1 to read: <u>The exact content and form of the supporting documents will depend on the specific proposal which can be agreed at the pre-application stage as encouraged in paragraph 3.5.</u>
SFSPD51	Boreham Conservation Society	24	Paragraphs 8.1-8.3	Chelmsford City Council are best placed to identify where preferred sites or location for solar farms might be situated in the same way as they do when preparing the Local Plan for all development.	At the time the Local Plan was examined it was not a requirement of a Local Plan to identify such sites. The review of the Local Plan will be required to consider such allocations. Until such time the SPD seeks to guide any development proposals to suitable locations using the policy principles set out in section 8.
SFSPD74	Essex County Council	24	Paragraph 8.2	A number of the principles should be strengthened by replacing ‘should’ with ‘will’.	To ensure consistency amend paragraph 8.2 to read: Solar farm development <u>proposals should demonstrate that they:</u> <ul style="list-style-type: none"> • Will need to demonstrate that the proposals would do not adversely harm the role and purpose of the Green Belt and demonstrate very special circumstances in order to be approved (Policy S11) • Will need to demonstrate that they do not materially harm the role, function and intrinsic character and beauty of the Green Wedge (Policy S11) • Will need to demonstrate that they would do not adversely impact on the identified character and beauty of the Rural Area (the countryside outside of the Urban Areas, Defined Settlements and Green Belt) • Should avoid the best quality agricultural land defined as Grade 1, 2 and 3a under the Agricultural Land Classification (Strategic Policy S4) • Should avoid areas of identified medium-high landscape quality and/or sensitivity unless the negative impacts can be adequately mitigated • Should do not result in harm to protected species or their habitats or in the loss or deterioration of irreplaceable habitats (Policy DM16) • Should avoid ecologically important sites, including Sites of Special Scientific Interest (SSSI), Local Nature Reserves and County Wildlife Sites (Policy DM16) • Should avoid or minimise harm to the historic environment or total loss of significance to a designated or non-designated heritage asset or its setting (Strategic Policy S3) • Should avoid harmful cumulative impacts in combination with any other existing or approved development including nearby solar farms, and • Will need to demonstrate <u>can facilitate</u> safe and convenient access to the highway network, and ensure the proposals provide no adverse impact on the capacity and safety of that highway network during all stages of development.
SFSPD55	South Woodham Ferrers Town Council	24	Paragraph 8.2	These points should be extended, in conjunction with other bulleted options to exclude land suitable for solar farm development that is designated as country park, public open space, common land, green necklaces and green wedges at county, district or parish level.	In accordance with the NPPF policy guidance should seek to be positively worded rather than saying what cannot be done, which is what this SPD seeks to do. Development on other types of land, e.g. open spaces, would need to meet the requirements of other policies within the Local Plan which seek to protect them, so it is not necessary to include within this list.
SFSPD61	Councillor Sue Dobson	24	Paragraph 8.2	This lists various requirements and their appropriate Policy; however, Policy S7 Spatial Strategy states that ‘... <i>development allocations will be located to ensure existing settlements maintain their distinctive character and to avoid coalescence</i>	Policy S7 deals with the spatial strategy of allocation in the Local Plan. The Local Plan does not include allocations for renewables at present. However, paragraph 7.36 of the SPD does expect cumulative impacts of developments to be considered.

				<i>between them...</i> It is important that solar farm developments do not cover swathes of farmland which make up this separation between settlements and this should also be a requirement.	
SFSPD14	Broomfield Parish Council	24	Paragraph 8.3	Puzzled by the reference in para. 8.3 to preferred locations being 'in the vicinity of built-up areas'. This is a very vague term which (unlike the other factors mentioned in para 8.2 and 8.3) does not seem to be preceded by any justifying paragraphs. Indeed, the preceding text refers to a number of reasons why solar farms should not be located near to residential built-up areas. See, for instance, para. 7.17 -19, 7.24, 7.35. The aim here is presumably to reduce the distance between generation and consumption. However, the more important issue is surely connecting to the national grid, as mentioned in para.7.37. This will depend on very local, technical considerations. It is unclear why locating solar farms near to built-up areas in general would automatically result in better connection to the grid. Further, focusing solar farm developments in the near vicinity of built-up areas could make it harder to locate them on the poorest quality agricultural land and could result, once again, in the loss of Grade 2 land to the north and west of Chelmsford. Figure 4 shows that most of Chelmsford's Grade 4 agricultural land is not in the immediate vicinity of the City, but as the draft SPD rightly says, this grade of land should be preferred. For these reasons, the Council requests that para 8.3, second bullet point is amended to read: 'Areas which facilitate effective connections to the grid or to specific areas of high electrical consumption.'	Noted. Agreed that reference to effective connections to the national grid is more appropriate. With this in mind there is also no need to retain 'areas of high electrical consumption' as once connected to the grid this is not relevant. Paragraph 8.3 is proposed to be deleted but this point is retained in 7.37 of the SPD.
SFSPD75	Cell Energy Limited	24	Paragraph 8.3	<p>The identification of preferred locations for solar farm developments strays beyond the scope of SPDs as permitted by planning legislation. The Planning Practice Guidance is clear that SPDs should build upon and provide more detailed advice or guidance on policies in an adopted Local Plan. The 'hook' for the SPD is Policies S2 and DM19 of the Local Plan; this is recognised in Section 5 of the draft SPD. Policy DM19 has a policy presumption in favour of renewable and low carbon energy development, subject to any demonstrable harm, effect or impact being mitigated. Policy DM19 does not identify preferred locations for solar farm developments. There is therefore no Development Plan basis for Paragraph 8.3 of the Draft SPD, and it is therefore recommended that it is deleted.</p> <p>Accepts the basis for Paragraph 8.2 of the Draft SPD which in essence explicitly identifies the key planning 'tests' set out in the Development Plan and material considerations which need to be addressed as part of planning applications related to a range of different types of land, including a number of designations. Green Belt is the only land designation explicitly referenced in Policy DM19. This to be due to the great importance attached to the Green Belt by the NPPF, therefore this importance should be further emphasised in the SPD.</p>	<p>Acknowledged that this paragraph does not strictly build on Policy S2 or DM19 as neither of these policies guide development to particular or preferred locations. Section 7 of the SPD covers the essence of what the bullet points in this paragraph are seeking to achieve, without going beyond existing policy requirements in suggesting specific 'preferred' locations, in the following manner:</p> <ul style="list-style-type: none"> • Bullet point 1 is covered by national policy and guidance, and is set out in paragraph 7.2 where applications are directed to previously developed land, brownfield or contaminated land, industrial land or lower grade agricultural land. • Bullet point 2 is covered in paragraph 7.37 by seeking applications to demonstrate a suitable grid connection. • Bullet point 3 is encouraged in paragraph 7.13 as a way of achieving biodiversity net-gain. <p>Delete paragraph 8.3 and amend paragraph 8.1 to read: When assessing a planning proposal for a solar farm the Council will consider the proposal alongside a range of policies, guidance and material planning considerations as described in this SPD. The following section provides information on preferred preferred locations <u>sal principles</u> for solar farm development within Chelmsford which are likely to have the least negative impact. It also outlines areas which are likely to be unsuitable or highly sensitive meaning that they would require a greater level of mitigation in order to make them acceptable for solar farm development. It does not identify any preferred sites for solar farm development.</p>
SFSPD53	Anglian Water Services Ltd	24	Paragraph 8.3	Welcome the positive position on preferred locations for solar development.	Support welcomed. However, Section 7 of the SPD covers the essence of what the bullet points in this paragraph are seeking to achieve, without going beyond existing policy requirements in suggesting specific 'preferred' locations, in the following manner:

					<ul style="list-style-type: none"> • Bullet point 1 is covered by national policy and guidance, and is set out in paragraph 7.2 where applications are directed to previously developed land, brownfield or contaminated land, industrial land or lower grade agricultural land. • Bullet point 2 is covered in paragraph 7.37 by seeking applications to demonstrate a suitable grid connection. • Bullet point 3 is encouraged in paragraph 7.13 as a way of achieving biodiversity net-gain.
SFSPD7	Mark Scofield	25	Paragraph 9.1	Web link on page 25 does not work	<p>Update section 9 to reflect change in name of Solar Trade Association and the fact there no longer appears to be a link to these commitments: The Solar Trade Association Solar Energy UK The Solar Trade Association Solar Energy UK works for and represents the solar energy sector. It has produced a list of 10 commitments of best practice guidance that solar farm developers should comply with. These are supported by CCC and include many of the considerations set out within this SPD. The 10 commitments are available at Solar Farm Commitments (www.solar-trade.org.uk)</p> <p><u>The 10 commitments are outlined below:</u></p> <ol style="list-style-type: none"> 1. <u>We will focus on non-agricultural land or land which is of lower agricultural quality.</u> 2. <u>We will be sensitive to nationally and locally protected landscapes and nature conservation areas, and we welcome opportunities to enhance the ecological value of the land.</u> 3. <u>We will minimise visual impact where possible and maintain appropriate screening throughout the lifetime of the project managed through a Land Management and/or Ecology plan.</u> 4. <u>We will engage with the community in advance of submitting a planning application.</u> 5. <u>We will encourage land diversification by proposing continued agricultural use or incorporating biodiversity measures within our projects.</u> 6. <u>We will do as much buying and employing locally as possible.</u> 7. <u>We will act considerately during construction, and demonstrate ‘solar stewardship’ of the land for the lifetime of the project.</u> 8. <u>We will seek the support of the local community and listen to their views and suggestions.</u> 9. <u>We commit to using the solar farm as an educational opportunity, where appropriate.</u> 10. <u>At the end of the project life we will return the land to its former use.</u>

Appendix 2: Schedule of proposed changes in document order for Solar Farm Development Supplementary Planning Document

Page	Paragraph/ table/ fig ref	Proposed change
Cover		Remove 'Consultation Document' Amend date to adoption date.
3	Paragraph 1.3	Amend last sentence of paragraph 1.3 to read: The report highlights that a portfolio of zero and low-carbon energy generating technologies will be needed to meet future electricity demands including expanding new solar energy generating technology capacity by 3,000MW on average every year to 2030 and beyond.
5	Paragraph 3.3	Amend paragraph 3.3 to read: <u>By law, planning applications must be determined in accordance with the development plan unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2002). Provided regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved. This SPD builds upon and provides more detailed advice or guidance on relevant policies in the Local Plan and is a material consideration in the determination of solar farm planning applications in the Council's area. This SPD</u> It is intended to be used by, among others , solar farm applicants, Council planners, local stakeholders, and communities. Once adopted, this SPD will be a material consideration in the determination of solar farm planning applications in the Council's area. The Council is consulted by the Planning Inspectorate on Nationally Significant Infrastructure Projects (NSIP) in its area and will use this SPD to help determine its response. This SPD will also support s the implementation of renewable energy policies in the Chelmsford Local Plan 2013-2036 and the Council's Climate and Ecological Emergency Action Plan, published in January 2020.
6	Paragraph 3.5	Amend paragraph 3.5 to read: Chelmsford City Council (CCC) strongly encourages applicants to engage early with the Council and to seek pre-application advice ahead of submitting a planning application or Development Consent Order for a solar farm. Further information on how to access pre-application advice can be found at Request planning advice - Chelmsford City Council . The Council will seek a Planning Performance Agreement (PPA) with the applicants of

		Nationally Significant Infrastructure solar farm projects to enable it to provide effective and timely planning advice throughout the planning application or Development Consent Order process. <u>In appropriate cases, a PPA may be sought as part of a planning application. Details will be confirmed with the applicant as part of the pre-application process.</u>
7	Paragraph 4.1	Replace existing text with the following: <u>A draft of this Solar Farm Development SPD was published for four weeks public consultation from 18 May to 15 June 2021. Feedback received was used to inform this final adopted version of the SPD.</u>
8	Paragraph 5.2	Amend last sentence of paragraph 5.2 to read: The National Policy Statement for <u>Electricity Networks Infrastructure generation</u> (NPS EN-5) may also be relevant where new overhead electricity lines and associated infrastructure are proposed.
8	Paragraph 5.2	Add additional paragraph after 5.2 to read: <u>The emerging Environment Bill is expected to put the 25-year Environment Plan into law and create a statutory framework for environmental principles. The Bill is expected to include ambitious legislative measures to take direct action to address environmental priorities including biodiversity net gain, restoration and enhancement of nature, improving air quality, tackling climate change, waste and resource efficiency, and water resource management to enable the government to be taking account on its commitment to reach net zero emissions by 2050.</u>
8	Paragraph 5.3	Amend last sentence of paragraph (in light of new NPPF being published), to read: The NPPF, paragraph 154 <u>158</u> states that when determining planning applications for renewable and low carbon development, local planning authorities should:
8	Paragraph 5.4	Amend first sentence of paragraph (in light of new NPPF being published), to read: The NPPF, paragraph 147 <u>151</u> outlines that many renewable energy projects will comprise inappropriate development in the Green Belt.
9	Paragraph 5.6	Amend bullet point five in paragraph 5.6 to read: <ul style="list-style-type: none"> • Making Places Supplementary Planning Document (SPD), January 2021 Planning Obligations SPD, January 2021 • <u>Planning Obligations Supplementary Planning Document (SPD), January 2021</u>
12	Paragraph 7.1	Amend paragraph 7.1 to read: The following key planning considerations should be taken into account by applicants when preparing, designing and submitting development proposals for a solar farm development within

		Chelmsford. This includes associated infrastructure and buildings , such as substations, transformers, battery storage facilities, power cables, fencing, access tracks, construction compounds , and connection to the National Grid. It also provides details of studies and supporting information to be submitted alongside planning proposals. <u>The exact content and form of the supporting documents will depend on the specific proposal which can be agreed at the pre-application stage as encouraged in paragraph 3.5.</u>
12	Paragraph 7.2	Amend last sentence to of paragraph 7.2 to read: CCC considers that land of such quality is an important area for food production and reducing the agricultural land available could increases the reliance on the importation of food, with the potential for subsequent environmental impacts such as increased carbon emissions.
13	Paragraph 7.4	Amend paragraph 7.4 to read: It should be noted that the majority of agricultural land with CCC's Administrative Area falls within Grades 2 or 3. Figure 4 provides an indicative map of the Agricultural land classification within the Chelmsford area. More detailed maps can be viewed on the Natural England website at Natural England Access to Evidence - Regional Agricultural Land Classification Maps . If the site is Grade 3, the Agricultural Land Classification survey it will need to be specifically assessed to establish whether the land meets the criteria for Grade 3a or 3b. <u>Such surveys will need to be carried out by suitably qualified independent practitioners in accordance with up-to-date industry best practice.</u>
13	Paragraph 7.5	Amend paragraph 7.5 to read: The NPPG states that deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. It also states that the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively. This should be informed by an appropriate assessment in the form of either a Landscape and Visual Impact Assessment (LVIA) or a Landscape and Visual Assessment (LVA). The exact form of the assessment, the methodology and contents will need to be agreed in writing with the Local Planning Authority prior to commissioning. to Any assessment should typically identify the specific effects of the proposed development on views and on the landscape, the capacity of the site and landscape to accommodate the solar farm development, level of impact of change and mitigation needs. The assessment LVIA should assess the wider landscape context and identify key and assess all receptors likely to be affected within a wider study area including those distant from the site . It should consider the potential impact on landscape characteristics, special qualities of landscape designations and potential impact on key views. The assessment LVIA will also need to consider the impact of

		the overall scale, density, massing, height, layout, and materials used in relation to neighbouring buildings and the local area.
14	Paragraphs 7.7	<p>Amend first sentence of paragraph 7.7 to read: The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment (2006) provides a high-level comprehensive Borough/District-wide assessment of landscape character within the Study Area and provides a useful reference in assessing the potential landscape and visual impacts of individual proposals: Landscape Character Assessment (2006).</p> <p>Add additional paragraph after 7.7 to read: <u>In addition to its Landscape Character Assessments, the Council will use its Historic Landscape Characterisation Study, Sensitivity and Capacity Assessments, alongside any other appropriate and relevant evidence which could include that being prepared to support a Neighbourhood Plan, to assess the character of the area and its sensitivity to change.</u></p>
14	Paragraph 7.8	<p>Amend paragraph 7.8 to read: Any associated buildings and development on site including, <u>but not limited to,</u> substations, transformers, <u>battery storage facilities,</u> power cables, fencing, access tracks and construction compound must also minimise their landscape and visual impact and be designed to be appropriate to the context and character of the local area.</p>
14	Paragraph 7.9	<p>Amend first sentence of paragraph 7.9 to read: As part of the <u>assessment LVIA,</u> a detailed visual and landscape mitigation plan will be required to identify measures to avoid, reduce or remedy visual and landscape impact of the solar farm and its associated development.</p>
14	Paragraph 7.11	<p>Amend third sentence of paragraph 7.11 to read: Where appropriate, p <u>Proposals</u> will be expected to consider the multifunctional network of green infrastructure, and seek to protect, enhance and wherever possible restore ecosystems, securing a net gain in biodiversity.</p>
15	Paragraph 7.12	<p>Amend paragraph 7.12 to read: A detailed ecological survey must be undertaken to guide the site selection and site design process. This should also identify any ecological site mitigation measures and opportunities for ecological enhancement. When considering proposals, including their layout and design it is essential to avoid any impact on any protected</p>

		species and their habitats e.g. bats, badgers, and reptiles <u>should be avoided, or where it cannot be avoided (through locating on an alternative site with less harmful impacts), it must be adequately mitigated or, as a last resort, compensated for.</u> A pre-biodiversity and post-biodiversity assessment of the development proposals must also be undertaken and to deliver a minimum of 10% biodiversity net gain <u>in accordance with Policy S4 and DM16. It is strongly recommended that development seeks to achieve a minimum of 10% biodiversity net gain in accordance with the emerging Environmental Bill.</u> This must assess the potential negative effects on any loss of land and show how the mitigation hierarchy has been followed to measurably and quantifiably demonstrate that development proposals leave biodiversity in a better state than before.
15	Paragraph 7.13	Amend paragraph 7.13 to read: A site management plan should be prepared and which must demonstrate how the land around the panels will be managed including providing a net gain in biodiversity. This could include enabling some low intensity animal grazing, the continued agricultural use of the site or the creation of new habitats to improve on-site ecology. An ecological monitoring programme will be required to monitor any impacts upon on-site flora and upon any particular features <u>likely to support species</u> (e.g. bats, <u>birds, reptiles, amphibians</u>) and to inform any changes that may be needed to the other particular habitats and species <u>(e.g. bats) recorded on or adjacent to the site</u> and to inform any necessary changes to the site management arrangements. <u>The site management plan should include maintenance and stewardship arrangements for the site including landscape and ecology matters. This will ensure appropriate management and maintenance arrangements and funding mechanisms have been identified at an early stage and will be implemented.</u> The BRE National Solar Centre Biodiversity Guidance for Solar Developments provides further guidance on how to support biodiversity on solar farms: NSC - Biodiversity Guidance (bre.co.uk) Add additional paragraph after 7.13 to read: <u>The energy sector has the potential to make a significant contribution to the protection, improvement and creation of existing and new green infrastructure. The Essex Green Infrastructure Strategy (2020) is available at https://www.placeservices.co.uk/resources/built-environment/essex-gi-strategy/ and provides additional guidance for applicants on how this can be achieved.</u>
15	Paragraph 7.15	Amend second sentence of paragraph (in light of new NPPF being published), to read: The proposal will be required to demonstrate that the site is safe from all types of flooding for its lifetime in accordance with the NPPF, paragraph 155 <u>164</u> and Local Plan Policies S1, S2, S11 and DM18.

16	Paragraph 7.17	<p>Amend paragraph 7.17 to read: In line with Local Plan Policy DM29, any proposals will be required to safeguard the living environment of the occupiers of any nearby residential property, not result in excessive noise, activity or vehicle movements and be compatible with neighbouring or existing uses in the vicinity of the development by avoiding unacceptable levels of polluting emissions by reason of noise, light, smell, fumes, vibrations or other issues <u>which have a damaging effect on the environment and the local resident's and public's enjoyment, health or amenity,</u> unless appropriate mitigation measures can be put in place and permanently maintained <u>at the expense of the applicant.</u></p>
16	Paragraph 7.19	<p>Amend paragraph 7.19 to read: A Glint and Glare Assessment is likely to be required as part of a planning application to consider the potential impact of glint and glare from the solar panels on landscape/visual amenity, aircraft, rail and road safety, <u>local residents and users of public rights of way. When developing their proposals applicants should undertake</u> early engagement with airport, rail and the local highway authority and Highways England should be undertaken by applicants <u>to agree the scope of the assessment where the development has the potential to affect such infrastructure. when developing their proposals.</u></p>
16	Paragraph 7.22	<p>Amend paragraph 7.22 to read: ECC would seek a Construction Resource Management Plan (equivalent to a Site Waste Management Plan) to be prepared outlining how waste materials will be disposed of to appropriate recycling facilities or appropriately licensed landfills. <u>A high-level outline management plan with a commitment to sustainable construction and waste management principles should be submitted with the planning application. Additional, more detailed information will then be required to be submitted as part of a condition should permission be granted. ECC would expect any application to</u> This should quantify the volumes of waste re-used on site and leaving the site, as well as demonstrate how the amount of waste forecasted to leave the site has been proactively minimised at construction, operation and deconstruction stages by incorporating sustainable working practices, including a consideration of the material used and their procurement. Waste arising from the site should be assessed in light of the available capacity to manage it where such an assessment can be made.</p>
17	Paragraph 7.23	<p>Amend paragraph 7.23 to read: Any proposal will be required to minimise the use and height of artificial fencing seeking to make use of any natural site features such as field hedges and trees, where possible. Planning applications should include details</p>

		<p>of all site security measures and features such as perimeter fencing, CCTV cameras and lighting with significant consideration given to mitigating their impact on wildlife and ecology. Planning applications will be required to outline arrangements and specifications of site lighting with an appropriate assessment of how any impact on landscape, ecology and nearby communities will be minimised. Where fencing is proposed, these should include <u>suitable</u> open sections at the bottom to allow small mammals <u>identified in the area</u> to pass through. <u>Any fencing should ensure it does not pose an increased safety risk to all the PROW users, including equestrians and cyclists.</u></p> <p>Add additional paragraph after paragraph 7.23 to read: <u>Proposals should seek to preserve open site lines across the countryside wherever possible and where stronger boundary treatments are not compatible combining deer type fencing with suitable monitored CCTV, Perimeter Intrusion Detection System (PIDS), 24 hour response, and enhanced building and compound security may provide a compromise solution. Where due to increased risk this is not possible a black or green weld-mesh fence can be less obtrusive. Attention is drawn to the following documents that suggest risk commensurate measures to mitigate the crime risk -</u> www.bre.co.uk/filelibrary/pdf/other_pdfs/KN5524_Planning_Guidance_reduced.pdf www.nfumutual.co.uk/farming/farm-safety/loss-prevention-guidance-farming/</p>
18	Paragraph 7.24	<p>Amend paragraph 7.24 to read: Proposals will be required to demonstrate that the local and strategic highway network will be able to accommodate the type and number of vehicle movements during the construction and operation phases of the site. In addition, proposals will need to demonstrate that both the site access and vehicle movements to and from the site will have no <u>detrimental</u> adverse impacts on highway safety, including cyclists, and <u>pedestrians and equestrians</u>. <u>The site should also be located to enable trips to be made by walking, cycling and public transport, particularly during the construction period. As such, there may be a need for off-site mitigation to be required to improve the highway network in order to accommodate trips by cycling, walking and public transport, and to ensure the highway network is suitable for the expected level of construction traffic.</u> As such, a Applications should be accompanied by a detailed Transport Assessment and Construction Environmental Management Plan (CEMP). <u>A Travel Plan will also be required to promote the use of sustainable modes and need to monitor the effectiveness of the Travel Plan, its measures and incentives.</u> Applicants are also encouraged to engage with Essex Highways as part of their pre-application discussions.</p>

18	Paragraph 7.26	<p>Insert additional paragraph before paragraph 7.26 to read: <u>PROW are important amenities for local communities, which can help to improve their mental and physical health and wellbeing. This importance should be recognised, protected and enhanced through any proposal by providing necessary mitigation and enhancement measures, such as consequential improvements to the PROW network through improving connectivity or the installation of interpretation boards or visitor facilities that give benefit to users of PROW.</u></p> <p>Amend last sentence of paragraph 7.26 to read: Applicants are encouraged to engage with ECC as part of their pre-application discussions if there is to be any impact on a PROW, <u>as well as exploring opportunities to enhance PROW or provide ‘missing links’ in the PROW network. Engagement with other user groups is also encouraged. The British Horse Society has specific guidance (www.bhs.org.uk/accessadvice) to assist solar farm development to ensure development does not cause obstructions to horse riders.</u></p>
18	Paragraph 7.27	<p>Amend last sentence of paragraph 7.27 to read: Depending on their scale, design and prominence, a large-scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset, <u>which will need to be justified in accordance with the requirements of Policy DM13 and DM14.</u></p>
19	Paragraph 7.30	<p>Amend paragraph 7.30 to read: An assessment to evaluate the impact on a historic landscape may also be required, to define historic boundaries, ponds, hedgerows, <u>historic and ancient woodland</u>, and other landscape features which contribute to the significance of a historic landscape. An assessment to evaluate the impact on Historic Land Characterisation should also be provided.</p>
19	Paragraphs 7.31	<p>Add additional sentence to end of paragraph 7.31 to read: <u>Further advice on historic environment issues relating to different types of commercial renewable energy development proposals, including solar photovoltaics (PV) is also available from Historic England at:https://historicengland.org.uk/images-books/publications/commercial-renewable-energy-development-historic-environment-advice-note-15/heag302-commercial-renewable-energy-development-historic-environment/</u></p>
19	Paragraph 7.33	<p>Amend third sentence of paragraph 7.33 to read:</p>

		Opportunities could include providing jobs to local people both during construction and operation, promoting cycling, equestrian , and walking routes through the site, providing free or discounted energy to local public buildings, establishing a local Environmental Trust, installing information boards panels around the site and providing visitor/education facilities to raise awareness about renewable and low carbon energy.
19	Paragraph 7.34	Amend paragraph 7.34 to read: From 2021, as a result of the recommendations made from the Essex Climate Action Commission (pending adoption by ECC), it is expected that all large-scale renewable energy developments in Essex should include <u>the offer of</u> an element of community ownership.
20	Paragraph 7.35	Amend paragraph 7.35 to read: The Council <u>may will</u> require schemes, particularly Nationally Significant Infrastructure Projects (NSIPs), to undertake a HIA of their proposal. <u>The applicant should engage with CCC to establish if a HIA is required and the scope of any HIA at pre-application stage. It is recommended that any HIA is</u> consistent with the requirements outlined in the Essex Design Guide (2018) and the Essex Planning Officers Association (EPOA) document 'Essex Healthy Places - Advice notes for planners, developers and designers'. This document provides guidance on what needs to be considered when looking at health, wellbeing and the environmental sustainability. The type of HIA required will be advised by the Council with advice from health partners as required, including ECC. It is expected that schemes will consider Sport England's Active Design Principles and in particular the creation of a network of multifunctional open space supporting SuDS, wildlife habitat and productive landscapes. Further information is available at Health Impact Assessment Supplementary Guidance (www.essexdesignguide.co.uk).
20	Paragraph 7.36	Amend paragraph 7.36 to read: CCC expects applicants to assess the cumulative impacts and opportunities as part of their proposal <u>in accordance with the NPPF. This includes the consideration of cumulative impacts relating to highways, landscape and visual impacts, flood risk, pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.</u> Cumulative impacts with any other existing or approved developments should also be considered. The applicant should engage with CCC to scope the potential cumulative impacts at pre-application stage. Where development is proposed on high quality agricultural land, consideration should be given to the cumulative impact of the proposal and other permitted solar farms development on the availability of local

		high quality agricultural land. Cumulative impacts will also be considered as part of any EIA screening to the application.
20	Paragraph 7.37	Add additional sentence to end of paragraph 7.37 to read: <u>This should include information to demonstrate that the proposed panel layout maximises coverage on the plot, and optimises performance of the panels from both an orientation and angle of panel perspective.</u>
20	Paragraph 7.38	Delete last sentence of paragraph 7.38. Add additional paragraph after paragraph 7.38 to read: <u>Proposals should also seek to ensure associated emission sources and the overall carbon footprint of the development is minimised. Details of how this will be achieved would be useful background information. An understanding of any battery storage facility and the expected lifespan and disposal of any batteries is expected to be included in such information.</u>
21	Paragraph 7.43	Amend paragraph 7.43 to read: Applications need to include outline detailed proposals for the timely restoration of the land to its previous use at the end of the solar farm operational life, retaining any landscape or biodiversity enhancements and community benefits. <u>Restoration should be competed as soon as practicably possible.</u> Applicants should also show provision for the restoration of the site at the end of operation, for example, by providing a financial bond which they would pay into during the life of the solar farm.
21	Paragraph 7.44	Add additional sections after 7.44 to read: <u>Minerals and Waste</u> <u>The adopted Essex Minerals Local Plan (MLP) and the Essex and Southend-on-Sea Waste Local Plan (WLP), or successor documents, include policies to safeguard mineral reserves and mineral and waste facilities and infrastructure, including Water Recycling Centres, from non-mineral and waste development. Where proposals exceed the defined safeguarding thresholds or are located in minerals and waste consultation areas as outlined in the MLP and the WLP, a Minerals Resource Assessment or Minerals/ Waste Infrastructure Impact Assessment will be required to be submitted as part of a planning application.</u> <u>Although temporary structures, solar farms may be sensitive to the impacts of proximal mineral and/or waste working and therefore they are considered to be 'included development' for the purposes of safeguarding policy as they are typically intended to remain in-situ for longer than five years. However,</u>

		<p><u>following a consideration of the current spatial and mineral contexts, some of the requirements of safeguarding policy can potentially be set aside for solar farm applications provided that:</u></p> <ul style="list-style-type: none"> • <u>the application is clear that the proposed scheme is temporary in nature, and</u> • <u>appropriate conditions are applied to the grant of any planning permission which ensure that the land is returned to its current use upon cessation of the permission granting the use of the land for a solar farm and/or ancillary uses.</u> <p><u>It is required that promoters contact the Minerals and Waste Planning Authority to confirm the requirement for, and scope, for such assessments as part of pre-application advice or where any conditions are to be removed or modified.</u></p> <p><u>Planning Obligations</u> <u>CCC's Planning Obligations SPD sets out the City Council's approach towards seeking planning obligations which are needed to make development proposals acceptable in planning terms.</u></p> <p><u>Some cases may require financial contributions, other cases may require the details of mitigation measures to be included in an agreement so that a robust legal mechanism is in place to ensure appropriate mitigation is carried out.</u></p> <p><u>Other matters may be more appropriate to be covered by conditions. Each site will be considered on its own merits and engagement will be had with the relevant applicant/ stakeholders to identify such cases.</u></p>
22	Paragraph 7.46	<p>Add addition bullet points to paragraph 7.46 to read:</p> <ul style="list-style-type: none"> • <u>Minerals Resource Assessment</u> • <u>Landscape and Ecology Management Plan</u>
24	Paragraph 8.1	<p>Amend paragraph 8.1 to read:</p> <p>When assessing a planning proposal for a solar farm the Council will consider the proposal alongside a range of policies, guidance and material planning considerations as described in this SPD. The following section provides information on preferred <u>preferred locations and principles</u> for solar farm development within Chelmsford which are likely to have the least negative impact. It also outlines areas which are likely to be unsuitable or highly sensitive</p>

		meaning that they would require a greater level of mitigation in order to make them acceptable for solar farm development. It does not identify any preferred sites for solar farm development.
24	Paragraph 8.2	<p>Amend paragraph 8.2 to read:</p> <p>Solar farm development proposals should demonstrate that they:</p> <ul style="list-style-type: none"> • Will need to demonstrate that the proposals would do not adversely harm the role and purpose of the Green Belt and demonstrate very special circumstances in order to be approved (Policy S11) • Will need to demonstrate that they do not materially harm the role, function and intrinsic character and beauty of the Green Wedge (Policy S11) • Will need to demonstrate that they would do not adversely impact on the identified character and beauty of the Rural Area (the countryside outside of the Urban Areas, Defined Settlements and Green Belt) • Should avoid the best quality agricultural land defined as Grade 1, 2 and 3a under the Agricultural Land Classification (Strategic Policy S4) • Should avoid areas of identified medium-high landscape quality and/or sensitivity unless the negative impacts can be adequately mitigated • Should do not result in harm to protected species or their habitats or in the loss or deterioration of irreplaceable habitats (Policy DM16) • Should avoid ecologically important sites, including Sites of Special Scientific Interest (SSSI), Local Nature Reserves and County Wildlife Sites (Policy DM16) • Should avoid or minimise harm to the historic environment or total loss of significance to a designated or non-designated heritage asset or its setting (Strategic Policy S3) • Should avoid harmful cumulative impacts in combination with any other existing or approved development including nearby solar farms, and • Will need to demonstrate can facilitate safe and convenient access to the highway network, and ensure the proposals provide no adverse impact on the capacity and safety of that highway network during all stages of development.
24	Paragraph 8.3	Delete paragraph.
25	Paragraph 9.1	Amend paragraph 9.1 to read: The Solar Trade Association

Solar Energy UK

The ~~Solar Trade Association~~ **Solar Energy UK** works for and represents the solar energy sector. It has produced a list of 10 commitments of best practice guidance that solar farm developers should comply with. These are supported by CCC and include many of the considerations set out within this SPD. ~~The 10 commitments are available at Solar Farm Commitments (www.solar-trade.org.uk)~~

The 10 commitments are outlined below:

1. **We will focus on non-agricultural land or land which is of lower agricultural quality.**
2. **We will be sensitive to nationally and locally protected landscapes and nature conservation areas, and we welcome opportunities to enhance the ecological value of the land.**
3. **We will minimise visual impact where possible and maintain appropriate screening throughout the lifetime of the project managed through a Land Management and/or Ecology plan.**
4. **We will engage with the community in advance of submitting a planning application.**
5. **We will encourage land diversification by proposing continued agricultural use or incorporating biodiversity measures within our projects.**
6. **We will do as much buying and employing locally as possible.**
7. **We will act considerately during construction, and demonstrate ‘solar stewardship’ of the land for the lifetime of the project.**
8. **We will seek the support of the local community and listen to their views and suggestions.**
9. **We commit to using the solar farm as an educational opportunity, where appropriate.**
10. **At the end of the project life we will return the land to its former use.**



Chelmsford City Council Policy Board / Cabinet

4 November 2021 / 16 November 2021

East Chelmsford Masterplan – Strategic Growth Site 3a – Manor Farm

Report by:
Director of Sustainable Communities

Officer Contact:
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Purpose

This report is asking the Policy Board to recommend to Cabinet the approval of the masterplan for the East Chelmsford Local Plan Site Allocation 3a – Manor Farm.

Recommendation to Policy Board

That the Policy Board support the adoption of the Masterplan as presented to the meeting and is requested to indicate whether it is content for the Chief Executive to exercise his delegated authority under paragraph 3.4.2.7 of the Constitution and to:

authorise the Director of Sustainable Communities in consultation with the Chair, Vice Chair and Cabinet Member for Sustainable Development, to negotiate any final changes to the masterplan ahead of the consideration by Cabinet.

Recommendation to Cabinet

The Cabinet is requested to indicate whether it is content for the Chief Executive to exercise his delegated authority under paragraph 3.4.2.7 of the Constitution and to:

approve the masterplan attached at Appendix 1.

1. Background

- 1.1. The Council adopted its new Local Plan on 27th May 2020. The plan allocates land for development in locations across Chelmsford, including Location 3 – East Chelmsford. This location comprises the following four Strategic Growth Sites:
 - 3a: East Chelmsford – Manor Farm (Residential) – Hopkins Homes
 - 3b: East Chelmsford – Land North of Maldon Road (Employment)
 - 3c: East Chelmsford – Land South of Maldon Road (Residential) Redrow Homes
 - 3d: East Chelmsford – Land North of Maldon Road (Residential)
- 1.2. The masterplan presented in this report relates to Strategic Growth Site 3a – Manor Farm which is brought forward by Hopkins Homes. Strategic Sites 3b, 3c and 3d are promoted by Redrow Homes whose masterplan was presented to Policy Board on 4 March 2021. As such, both developers have prepared separate masterplans – there is no Local Plan requirement for them to produce a joint masterplan – however, Hopkins Homes and Redrow Homes are engaging with one another to ensure consistency across the masterplans and CCC officers have considered both developers’ masterplans as they have progressed to ensure compatibility between the proposals.
- 1.3. The formal determination of masterplans consists of two stages: consideration by Chelmsford Policy Board and then approval by Cabinet.
- 1.4. Strategic Policy S7 sets out the Spatial Strategy (i.e., the scale and distribution) for new development over the period of the Local Plan. In allocating sites for strategic growth this policy confirms that Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council. This is to ensure the creation of attractive places to live and the successful integration of new communities with existing. Masterplans are to demonstrate how the site(s) will satisfy the requirements of the respective site policies.
- 1.5. The site policy for Strategic Growth Site 3a requires the following amount and type of development:
 - Around 250 new homes of mixed size and type to include affordable housing.
 - A new Country Park.
- 1.6. The Council’s Masterplan Procedure Note updated in October 2019 sets out what masterplans should contain. For this site, the core content of the masterplan covers:
 - Context and site analysis
 - Constraints and opportunities
 - Landscape, ecology, heritage and drainage strategy
 - Access, movement and connectivity, including the cycling network

- Land use and character zones
 - Green infrastructure – creating a network of green corridors
 - Country Park
- 1.7. The masterplan does not secure detailed site planning or housing typologies as these will be considered at planning application stage.
- 1.8. Developer obligations will be secured by way of a s.106 Agreement as part of any outline planning application.

2. The Journey to This Stage

- 2.1 Stage 0 of the masterplan process required the developers to carry out a thorough site and context analysis. The context analysis looked at existing connections, land uses and location of local amenities. Nearby heritage assets and protected sites were identified as part of the wider setting to the allocation. Stage 0 also required a thorough site analysis. This included topography surveys, tree, hedge and ecology surveys, flood risk and identification of numerous utilities which have dictated not only where the site allocation boundaries have been drawn but how the sites can be successfully masterplanned.
- 2.2 The layering of the site constraints allowed identification of the developable areas and fed into the development of landscape, flooding, heritage and movement strategies. The developers worked with CCC officers and ECC Highways Authority in accordance with an agreed PPA to collaboratively develop the first draft masterplan.
- 2.3 Joint meetings also took place with Hopkins Homes, Redrow Homes (Sites 3b-3d) and ECC Highways Authority to agree the shared access arrangements at the junction of Sandford Mill Road and Maldon Road.

Community and Technical Stakeholder Workshops

- 2.4 Due to COVID-19 restrictions community and technical stakeholder workshops (Stage 1) were held remotely on 8th October 2020. Hopkins Homes prepared a virtual exhibition accessed online which stakeholders were able view prior to the workshops.
- 2.5 The workshops provided the opportunity to gather the views of all key, local political and community stakeholders within the local area. The workshops concentrated on six topic areas, which were:
- Highways, access and movement
 - Heritage
 - Ecology, landscape and topography
 - Drainage and utilities
 - Place making

- Country Park

- 2.6 The relevant technical consultants from the developer's project team were available to answer questions on the topic areas. Feedback was collated via a notetaker. Following the sessions stakeholders were encouraged to provide any further feedback, comments and questions to the developer.
- 2.7 Feedback from the Stage 1 consultation was collated and amendments were made to the masterplan. The issues raised and changes made are set out at section 7 of the masterplan attached at Appendix 1. Some of the main changes included further consideration to cycle routes and connections; strengthening recreational and leisure routes/spaces in response to Sport England's comments and strengthening the relationship between the landscape and built form, taking account of the site's landscape and historical sensitivities.

Public Consultation

- 2.8 The public consultation on Stage 2 of the masterplan ran for six weeks between 23rd July 2021 and 3rd September 2021. The consultation was extended from the usual three-week period to six weeks due to the pandemic. Whilst the consultation coincided with the easing of COVID-19 restrictions (19th July 2021), it was agreed between the Council and developers to hold the consultation virtually given that the pandemic was and is ongoing and the potential reluctance of members of the public to engage in face-to-face meetings.
- 2.9 The City Council displayed site notices and consulted residents close to the allocation by letter (Molrams Lane, Maldon Road, Leach Close, Baddow Hall Crescent and Sandford Mill Lane).
- 2.10 The site promoters sent a consultation newsletter to approximately 3,000 addresses within the Great Baddow and Sandon area. The newsletter provided information on the masterplan and directed consultees to their website where further information could be found including a virtual exhibition. Members of the project team was also available via 'live chat' sessions that ran Monday-Friday for four weeks. A Saturday session was also available. Where requested, hard copies of the masterplan were provided to residents.
- 2.11 The comments received from the public consultation have been summarised and the comments have been discussed between Hopkins Homes and City and County Council officers. This has resulted in a final masterplan document.

Quality Design Review

- 2.12 The masterplan was reviewed by the Essex Quality Design Review Panel on 16th September 2021. The panel recognised that the site was challenging and appreciated that considerable work had been undertaken to develop the proposal to its current stage. Furthermore, the panel were impressed by the

quality of the presentation and how the proposal has been designed with landscape at the forefront of all the decisions.

2.13 It is considered that all the points raised by the panel are pertinent to either pre-application discussions and/or the planning application stage. A summary of their comments and at what stage they are likely to be addressed can be seen within the matrix at Appendix 2. The matrix shows that the panel considers the following are key considerations for the next stages in the development process:

- The prioritisation of pedestrians and cyclists
- The safeguarding of green spaces and the integration of built form into the landscape
- Community health and well-being
- Sustainability

Member Presentation

2.14 Prior to the Chelmsford Policy Board meeting, all members were invited to a briefing by the developers on 26th October 2021 setting out the content of the final draft masterplan.

3. Overview of Masterplan Content

Land Uses and developable parcels

- 3.1. The constraints of the site have dictated the developable areas of the allocation. The site's topography is a key consideration with the land rising from the flood plain at the north to the edge of Maldon Road to the south. A high-pressure gas main, a foul sewer and water main all run through the site. A Bronze Age Monument also lies along the southern boundary of the site. It is one of a number of Bronze Age features within the Chelmer Valley. Its position overlooking the valley was most probably due to its siting and its relationship with the wider valley and is therefore important to its setting.
- 3.2. Also along the southern boundary is an established hedgerow which forms part of the more landscaped character of this side of Maldon Road comparative to the more built-up development on the other side. It also softens views of the ridgeline from the river valley. It is therefore an important landscape feature.
- 3.3. The development therefore needs to respond positively to all these key landscape and historical features as well as the constraints of the site.
- 3.4. However, all of the above have presented the opportunity for the creation of green corridors which have become one of the defining features of the development. These permeate through the site to provide a visual break and are the cornerstone around which the built form will be developed. They also

provide a green link to the Country Park and the river valley beyond as well as preserving open views to and from the river valley.

- 3.5. The masterplan identifies developable parcels based upon the opportunities and constraints of the site. It then further identifies character zones within these parcels and the key landscape spaces. The identification of character areas gives the scheme depth and identity and promotes placemaking.

Access, Movement and Connections

- 3.6. A five-arm roundabout is proposed at the junction of Sandford Mill Lane and Maldon Road which would provide access to Site 3a and Sites 3d and 3c (Redrow Homes). This is a result of discussions between Redrow Homes, Hopkins Homes and ECC Highways Authority. It is anticipated that a separate planning application for the roundabout will be submitted shortly. The design of the roundabout has been developed to take account of strategic pedestrian and cycle desire lines and design standards. Crossing points are proposed to ensure safe connections.
- 3.7. The access from the roundabout into Site 3a would continue as a primary loop road around the site with secondary and tertiary roads taken from this to create perimeter block sub-parcels. Where possible, loop road arrangements have been included to promote connectivity and to avoid the overuse of culs-de-sac.
- 3.8. The development is highly permeable with a network of pedestrian and cycle routes that are a mix of on and off-road, extending through the site and connecting to the proposed Country Park. Crucially, connections are provided east-west of the site facilitated through a segregated east-west cycle/pedestrian link. As seen in Figures 19 and 20 of the masterplan, this provides connections to:
 - South into the Manor Farm shop both east and west
 - South via a signalised crossing (west of the new roundabout) to provide connections to Site 3c (Redrow) and local schools
 - East to Sites 3d and 3b (Redrow) and beyond to the Park and Ride
 - West via a signalised crossing to facilitate access to Great Baddow and the local facilities and further beyond to the City Centre (off-site infrastructure works are envisaged which will be addressed at pre-application/planning application stage).
 - North via a pedestrian/cycle link adjacent to 'parcels 4' that will connect to the National Cycle Route (NCN1) (this will include some on road cycling on Sandford Mill Lane which forms part of the NCN1).
 - North to the Sandford Mill.
- 3.9. A plan is provided at page 66 of the masterplan showing both the East Chelmsford allocation as a whole and the wider area. This plan shows how the East Chelmsford sites would relate each other, connections between the sites and the wider area. Therefore, whilst the developers have produced separate masterplans, their masterplans are consistent with one another and both

demonstrate how the sites are connected, coherent and maximise place making opportunities. Furthermore, there are shared infrastructure requirements and therefore they have and will continue to engage with one other on the delivery of the East Chelmsford development.

- 3.10. In addition, the same CCC and Highways Authority officers have been working with both developers on their masterplans to ensure consistency and coherency. The Council continues to be satisfied that the developers can come forward with their masterplans, and in turn developments, independently without impacting on the delivery of the East Chelmsford allocation.

Cycling

- 3.11. The masterplan includes an analysis on cycling options, recognising the importance of sustainable travel and the potential to improve cycling connectivity in the locality. The masterplan assesses five routes and identifies their strengths, weaknesses, constraints and infrastructure requirements. All five options present challenges due to the constraints of the surrounding urban environment, i.e., Maldon Road, existing housing and third-party land ownership which does impact on how far connections can be extended.
- 3.12. The masterplan identifies four preferred cycle routes with one route, Option 2, discounted due to the level of works required to deliver this route and the impact these would have on the character of the river edge and the Conservation Area (see Figure 22: Preferred Cycling Options on page 65).
- 3.13. Options 1 and 4 provide connections to the City Centre either through the Great Baddow to City Centre Cycle Route or NCN1. Whilst it is acknowledged that both of these options have constraints, it should be noted that they can be viably delivered by Hopkins Homes through both on and off-site infrastructure works. That is, Hopkins Homes are not restricted by third-party land ownership which is one of the key challenges to cycleway enhancements within this area.
- 3.14. However, the masterplan also identifies options 3 and 5. Option 5 shows the provision of a footway/cycle connection northwest through the Country Park to its boundary which could then facilitate the opportunity for future connections continuing west linking into the City Centre as identified in Figure 23: Wider Movement Strategy (page 66). The land beyond the boundary of the Country Park is outside Hopkins Homes' control, however the City Council, in discussions with Essex County Council, are exploring how these wider cycle connections could be delivered. Discussions are in the initial stages and further consideration will need to be given to landownership issues, appropriate funding streams, delivery etc. However, there is a commitment from both parties to look to see how an enhanced, coherent and connected cycle network could be achieved between East Chelmsford and the City Centre.
- 3.15. There will be discussions with Hopkins Homes at the next stages of the development process on how they could aid in enabling improvements to the wider area through developer contributions. Any contributions need to be appropriate and proportionate to the development.

- 3.16. On option 3, this shows a connection through the site to Sandford Mill. Sandford Mill is in the ownership of the Council and there is a potential that the Council could facilitate a more direct route to the national cycle route.
- 3.17. Overall, the masterplan provides a comprehensive analysis of cycling opportunities with the aspirations to facilitate, where possible, cycle connectivity both locally and to the City Centre.

Green/Blue Infrastructure

- 3.18. The masterplan takes a landscape led approach and seeks, where possible, to retain existing trees and hedgerows, in particular the hedgerow along Maldon Road. The Council supports its retention as it aids in softening views of the ridgeline from the river valley. Furthermore, it is envisaged that it will be strengthened with additional planting to better integrate the built form into the landscape when viewing the development from the north. It should be noted that this is why the strategic east-west pedestrian/cycle route shown on the masterplan is on the inside of the hedge line. It is also located in this position to create a more pleasant route for pedestrians and cyclists being set away from Maldon Road.
- 3.19. As set out above, the development is founded on the creation of green corridors that permeate the site and the creation of character zones around these spaces. Whilst it is inherently a housing development, the masterplan looks to establish the principles of a high quality, landscape led scheme that takes account of its surroundings including how it interacts with the proposed Country Park and the river valley and Conservation Area to the north.
- 3.20. On drainage, the site (including the Country Park), falls within Flood Zones 1, 2 and 3. All the proposed housing will be located outside of the flood zone and the development will be designed to mitigate flood risk as required by the Local Plan policies, including factoring in future climate change. Due to the site's topography, most of the Sustainable Urban Drainage features (SuDS) will be located along the northern boundary of the site as this is the natural drainage point. However, there is likely to be provision for SuDS associated with parcels 4, located to the east, and at the entrance to the site for drainage related to the roundabout.

Density and height

- 3.21. Although indicative, the masterplan illustrates how the development would respond to both the urban and rural landscape. Residential density ranges between 22-38dph with lower densities and lower scale, e.g., two storeys, proposed where the development parcels transition to the Country Park and where they enclose the Bronze Age Monument.
- 3.22. Buildings should be generally restricted to a maximum of two storeys as required by the site policy. However, the Council broadly accepts the principle

that there is some potential to include up to 2.5 and 3 storeys to create variety and/or where buildings turn corners/are gateway buildings. Or where the parcels are in less sensitive locations, for example adjacent to the A1114 slip road. However, where a greater scale is shown, it does not necessarily mean the area as a whole would be these heights. The masterplan is identifying potential areas and for both scale and density. The detailed design of the scheme will be the determining factor with consideration given to Local Plan policies, planning design guidance and landscape sensitivities to ensure that a high quality and well-conceived development is delivered.

Country Park

- 3.23. Sandford Mill is adjacent to Site 3a to the north and is allocated in the Local Plan as a Special Policy Area. It is envisaged it will be regenerated in the future for cultural, leisure and recreational purposes. Therefore, a site policy requirement for Site 3a is a new vehicular access from Maldon Road to Sandford Mill to improve access to this community asset. This is accommodated within the development parcel with a road subsequently leading to the Country Park where a car park is proposed for the Country Park and the future use of Sandford Mill. A pedestrian/cyclist bridge is proposed to connect the Country Park to Sandford Mill. The future regeneration of Sandford Mill and the Country Park will create an important community space for the locality.
- 3.24. There are existing footpaths that run through the Country Park that connect to the wider area. The masterplan identifies a series of additional walking and cycle routes, accompanied with rest stops, to promote leisure and recreation and the enjoyment of the Country Park.
- 3.25. Similar to the housing development, the masterplan identifies key character areas within the Country Park that will respond to the immediate locality and landscape features. These areas will provide interest and variety for users of the Country Park as they move through these spaces.
- 3.26. It is envisaged that a more naturalistic approach is taken with the Country Park, working with the landscape to enhance it rather than create new features. As the masterplan sets out, the principle is 'minimum intervention, maximum impact.' The purpose of this is twofold. Firstly, to ensure that the existing landscape character is preserved and secondly to ensure that the Country Park does not become a 'designation attraction', drawing visitors from further afield. The Country Park is intended to serve the locality in a sustainable manner, much like it currently does, being used by walkers and dogs walkers from the immediate area and those using the existing footpath network from the City Centre.
- 3.27. Overall, the Country Park offers an opportunity for a new strategic green space on the edge of the City Centre.

Quantum of development

3.28. The Local Plan allocates ‘around 250 new homes’ for Site 3a. Paragraph 7.117 of the Local Plan advises that this number of homes is based on the Council’s initial and precautionary assessment of the heritage, landscape and utility constraints which was undertaken ahead of the masterplan process. However, this paragraph goes on to state that the masterplanning process will determine the final number of new homes, which could be in excess of 250 homes, whilst ensuring that the overall objectives of the site policy are not comprised.

3.29. The statement that the masterplanning process will determine the final number of homes was specifically added, specifically for this site, by the Planning Inspector for the Local Plan Examination. The Inspector’s report states:

‘In terms of the capacity of the site to deliver houses, the policy quite rightly does not set a maximum but instead requires ‘around 250 new homes’ which provides adequate flexibility. However, the supporting text states that proposals significantly in excess of this figure are unlikely to be acceptable. Whilst I acknowledge the cautious approach of the Council in this regard, due to the presence of heritage, landscape and utility constraints, this wording is unduly restrictive at this stage. Indeed, it was agreed at the hearings that the precise number of houses to be built on the site will be determined through the detailed masterplanning process, based on further assessments. Accordingly, this wording needs to be amended to reflect this....’

3.30. Hopkins Homes has comprehensively masterplanned Site 3a, engaging in two stages of consultation and ongoing discussions with the City Council. Through this process they have determined that, through a landscape led approach and taking account of the constraints and opportunities, the site is likely to be able to accommodate approximately 340 homes.

3.31. The site is sizable, with the site area of the housing development approximately 30ha. Through the analysis undertaken through the masterplan, the Council is satisfied that it is likely that 340 homes could be accommodated within the site. However, the acceptance of this at this stage does not preclude further discussions at pre-application and planning application stage. Development will still need to accord with the relevant national and Local Plan policies and planning guidance to ensure a high-quality, well-designed scheme is delivered. If this is compromised by the number of dwellings, then further discussions will be required. Ultimately, the final number of homes will come through the planning application process.

4. Public Consultation – Main Issues (masterplanning)

4.1. The public consultation resulted in 94 representations and representations received from a wide range of consultees. The responses ranged from matters that needed to be resolved at masterplan stage, those that needed to be

addressed at pre-application and more detailed issues that will be covered by the planning application.

- 4.2. Appendix 2 sets out a summary of the responses received, and Appendix 3 sets out the site promoters responses to the matters that needed to be addressed at masterplan stage.
- 4.3. City Council officers are content that the matters raised by the consultation have been addressed satisfactorily in the latest version of the masterplan and that the input from consultees and local residents has positively enhanced the development of the allocation proposals.

5. Conclusion

- 5.1. The masterplan demonstrates how the requirements of the Local Plan will be delivered on Site 3a- Manor Farm
- 5.2. The vision is sufficiently ambitious to achieve a high-quality development which is well related to its context. The masterplan layout and other content provides a sound framework to guide successful placemaking and will support the planning application process as it should.
- 5.3. In considering the masterplan at its meeting on 4 November, Chelmsford Policy Board expressed support for its adoption by the Cabinet but asked that it note the following comments made at the meeting:
 1. The desire that safe and accessible cycle routes would be provided within the development site with good links to the wider strategic network and that it should be made clear to Essex County Council that the Army and Navy proposals should include cycling links to the east of the Army and Navy roundabout.
 2. The expectation that more information, including detailed analyses and assessments, on the highways infrastructure will be provided at the planning application stage.
 3. The need for a balance to be struck between reducing the provision of facilities for car parking on the site and the need to avoid on-street and inappropriate parking.
 4. Generally, a recognition that much of the detailed information on the final form of the development will be provided at the planning application stage, including that on precise numbers of houses, their types, height and where they will be located; the exact routes of cycle paths and facilities; and what services and infrastructure would be required to meet the needs arising from the development.

List of appendices:

Appendix 1 – Masterplan

Appendix 2 – Summary of consultation and neighbour responses
Appendix 3 – Site promotor’s response to masterplan consultation

Background papers:

None

Corporate Implications

Legal/Constitutional:

None

Financial:

None

Potential impact on climate change and the environment:

New housing delivery can have a negative impact on climate and environmental change issues. Planning Policies, Building Regulations and Environmental Legislation ensure that new housing meets increasingly higher sustainability and environmental standards which will help mitigate this impact.

Contribution toward achieving a net zero carbon position by 2030:

The adopted Local Plan and Making Places SPD will provide guidance to assist in reducing carbon emissions through development. This development will follow the published guidance.

Personnel:

None

Risk Management:

None

Equality and Diversity:

None. An Equalities and Diversity Impact Assessment has been undertaken for the Local Plan.

Health and Safety:

None

Digital:

None

Other:

None

Consultees:

CCC – Spatial Planning

Relevant Policies and Strategies:

This report takes into account the following policies and strategies of the City Council:

Local Plan 2013-2036

Our Chelmsford, Our Plan, January 2020

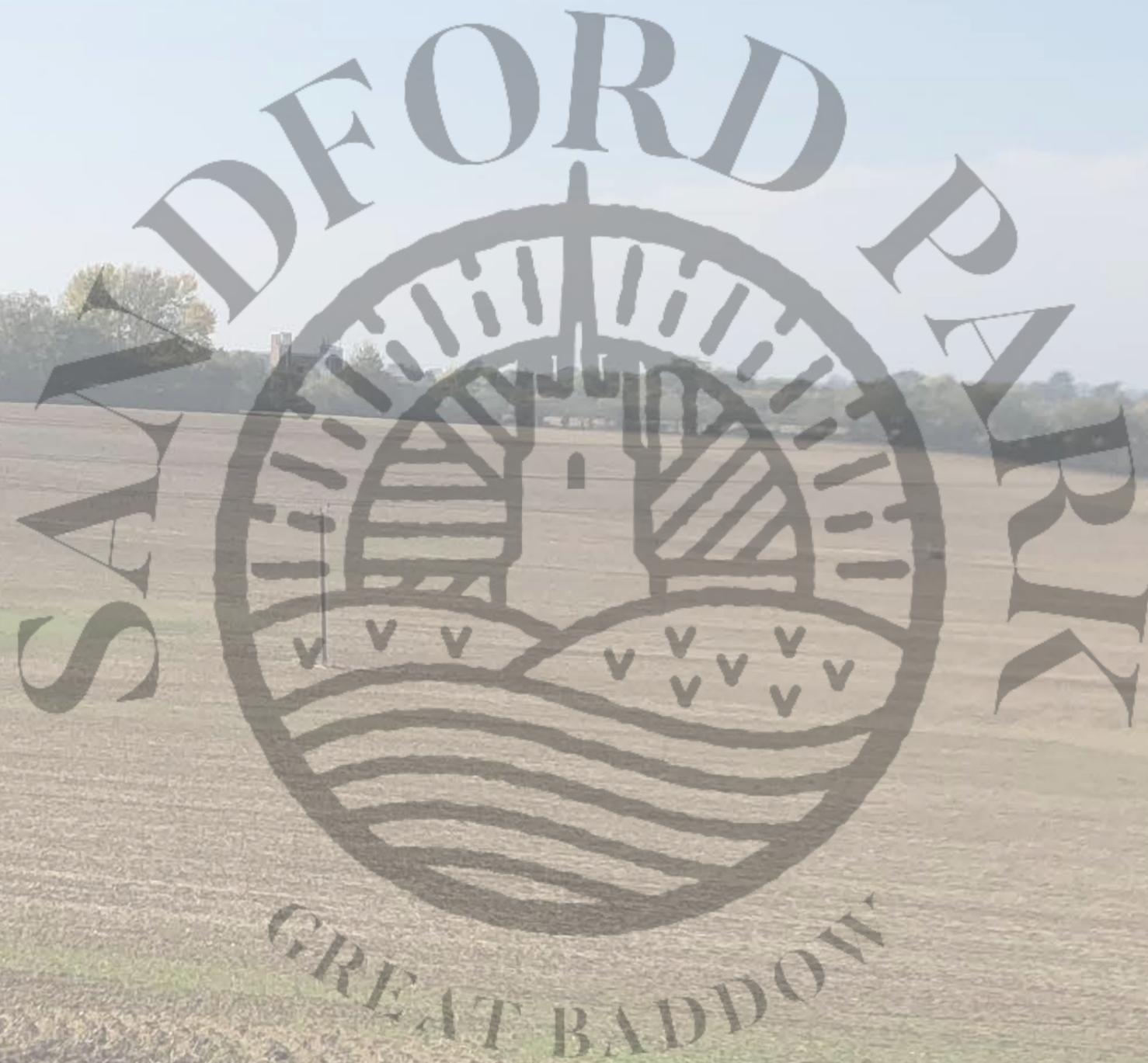
Chelmsford Climate and Ecological Emergency Action Plan

LAND AT
SANDFORD PARK

MASTERPLAN DOCUMENT | OCTOBER 2021



**HOPKINS
HOMES**



CONTENTS

INTRODUCTION	7	3.9 Combined Constraints	44
1.1 Purpose of Document	8	MASTERPLAN FRAMEWORK	47
1.2 Masterplan Document Structure	10	4.1 Development Opportunities	48
1.3 Sandford Park Vision	11	4.2 Masterplan Framework	53
SITE CONTEXT	13	DESIGN FRAMEWORK	55
2.1 Site Location & Landscape Context	14	5.1 Access & Parking	56
2.2 Historical Context	16	5.2 Cycling	57
2.3 Historic Settlement Analysis	17	5.3 Wider Cycling Connections	58
2.4 Policy & Designations	18	5.4 Wider Movement Strategy	66
2.5 Landscape Character	20	5.5 Recreation, Health & Well-being	67
2.6 Great Baddow Village Design Statement	21	5.6 Wayfinding, Street Furniture, & Public Art	67
2.7 Local Facilities & Amenities	22	5.7 Character Zones	68
2.8 Local built character study	24	5.8 Country Park Design & Management	81
2.9 Density Study	28	5.9 Illustrative Landscape Masterplan	88
CONSTRAINTS & OPPORTUNITIES	31	5.10 Blue Infrastructure	89
3.1 Heritage & Archaeology	32	5.11 Density	90
3.2 Important Views	34	5.12 Height	91
3.3 Topography & Hydrology	35	5.13 Sustainability at Hopkins Homes	92
3.4 Utilities	36	QUANTUM OF DEVELOPMENT	93
3.5 Circulation, Facilities & Noise	37	CONSULTATIONS	94
3.6 Landscape Appraisal	38	7.1 Stage 1 Consultation Checklist	94
3.7 Ecology & Biodiversity	40	7.2 Stage 2 Consultation Checklist	95
3.8 Arboriculture	42		

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Issue Date	October 2021
Job Number	28953
Document Status	FINAL
Revision	015
Authors	Various
Checked By	JM
Authorised By	MC



HOPKINS HOMES IS A LEADING UK HOME BUILDER SPECIALISING IN PLACE MAKING AND URBAN REGENERATION.

Hopkins Homes has established an enviable reputation for developing award winning homes, whether contemporary city centre apartments, stunning riverside town houses, traditional style homes in market towns or peaceful East Anglian villages, that harmonise with their neighbours and surroundings whilst creating homes of character and individuality. From a start in 1992 Hopkins Homes, together with Hopkins & Moore, has grown from a small local company into a significant builder of quality homes, being recognised by the NHBC in their Quality Award Scheme, which is the industry's benchmark for the quality of a development in terms of build standard and overall site management.

Hopkins Homes has become the largest independent property developer in East Anglia providing homes throughout Suffolk, Norfolk, Cambridgeshire and Essex, and is immensely proud of the significant contribution that the company has made to the regional and wider economy through creating and supporting jobs, providing exceptional new homes and building sustainable communities.

Working with a number of leading regional and national architectural practices, Hopkins Homes has won a number of prestigious awards for design including The Daily Telegraph Award for Best House Design. Hopkins Homes has also appeared twice in the Sunday Times Fast Track 100 list of the UK's top 100 fastest growing companies.

The Hopkins Homes team of committed professionals, with skills which encompass planning, design, construction and after sales, use extensive research, experience and local knowledge to take a wholly fresh approach to the design and building of houses that reflect the traditional character of their setting, be it modern, contemporary or vernacular rural.

With a Hopkins Home you can be sure that your home has been designed and built to last. Architects work alongside Hopkins' in-house design team to ensure that the design and style of our final product is perfect for the chosen location.





A landscape photograph showing a rural scene. In the foreground, there is a large, dark, textured field, possibly a plowed field or a field with low-lying vegetation. In the middle ground, there are several green fields, some of which appear to be crops. In the background, there is a line of trees with yellow and orange foliage, suggesting autumn. Beyond the trees, a small town or village is visible, with houses and buildings. The sky is a clear, light blue, and the overall lighting is soft, suggesting a clear day.

Introduction

1.1 PURPOSE OF DOCUMENT

This Masterplan Document has been prepared on behalf of Hopkins Homes in support of development on land to the north of Great Baddow (Manor Farm) also known as Sandford Park.

The Chelmsford Local Plan states that Strategic Growth site 3a East Chelmsford (Manor Farm), shown in Figure 1 opposite, is allocated for a new landscape-led, high-quality comprehensively planned sustainable neighbourhood that maximises opportunities for sustainable travel as well as a new Country Park.

This location represents an opportunity for a landscape-led development that maximises opportunities for travel by sustainable modes. Furthermore, the development of the site would provide Great Baddow with a new neighbourhood contributing to the community and also a robust landscape and Green Infrastructure network that will provide local residents with an enhanced environment and public amenity benefit, positively reinforcing local character through sensitive design.

As part of the masterplanning process, and with a robust underpinning analysis of various site constraints and landscape context, the baseline characteristics of the site have been identified, analysed and appraised with the aim of providing the basis for a considered and sensitively designed, high-quality residential development.

This document includes analysis of the requirements of the Local Plan, landscape context, existing site constraints, landscape character, visual amenity and existing settlement patterns and characteristics.

It also sets out the opportunities that can be taken to creatively respond to the constraints and context of the site in an aspirational and creative way, leading to a masterplan and design framework that establishes a strong identity and sense of place for the development.

The content within this Masterplan Document is based on the following key themes:

- Site location and description.
- Site context analysis.
- Analysis of Local Plan policies and designations.
- Analysis of published landscape character.
- Historical context and character appraisals of neighbouring settlement areas.
- Analysis of site constraints.
- Development of strategic design opportunities.
- Establishment of masterplan framework.
- Creation of a design framework.
- Definition of key development parameters.

This document has been developed through an iterative process in close collaboration with Chelmsford City Council and informed by extensive discussions with its officers, as required by the Masterplan Procedure for Local Plan Development Allocations to 2036 (October 2019 Update).

This is the final version of the Masterplan Document, and includes updates and revisions following feedback received through the Stage 1 and 2 Consultations.





FIGURE 1: SITE LOCATION

1.2 MASTERPLAN DOCUMENT STRUCTURE

The structure of the Masterplan Document has been based on the requirements of the Masterplan Procedure for Local Plan Development Allocations to 2036 document. Appendix 1: Masterplan Procedure of the above document sets out the required

stages and protocol for the preparation of masterplan documents to guide the design and development of Strategic Growth Sites.

The Masterplan Document is required to include the following key information:

- A vision for the new place.
- Site and context analysis, including surrounding landscape, heritage, contamination, flood risk, important views, etc.
- Movement structure, including walking, cycling, public transport, vehicle circulation.
- Infrastructure strategy.
- Sustainable Drainage Strategy (SuDS).
- A framework for landscape, spaces and public realm.
- Land use and developable areas.
- Building heights.
- Layout principles.
- Delivery and phasing.

This Masterplan Document is set out in a structure that focuses first on an analysis of the wider context in which the site is located in terms of landscape, townscape, infrastructure and facilities, landscape character and planning policy.

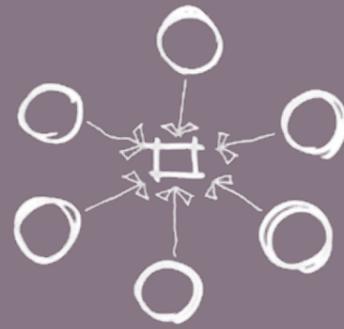
The document subsequently hones in on the site and its immediate surroundings with a focus on the constraints arising from a range of different existing features, designations and characteristics. Each subject area is explored as a layer through detailed plans, description and analysis.

For every layer of the site and context analysis the constraints and opportunities are set out with respect to how the design of

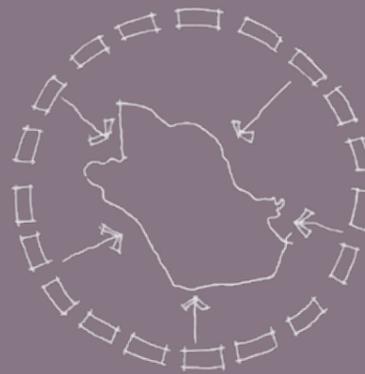
the proposed development should respond to the characteristics identified.

The overall constraints arising from the layer based study are summarised together with the resulting opportunities at the end of Section 3. Section 4 subsequently explores spatially how these opportunities can be realised through a series of design vignettes resulting in the Masterplan Framework. Finally, Section 5 sets out the design principles in further detail, including a site wide character zone strategy.

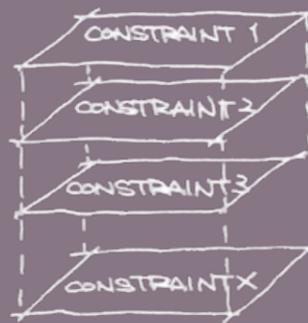
This approach has enabled a robust understanding of the unique features of the site, and allowed a sensitive and considered design rationale to take form.



Step 1: Considering site context



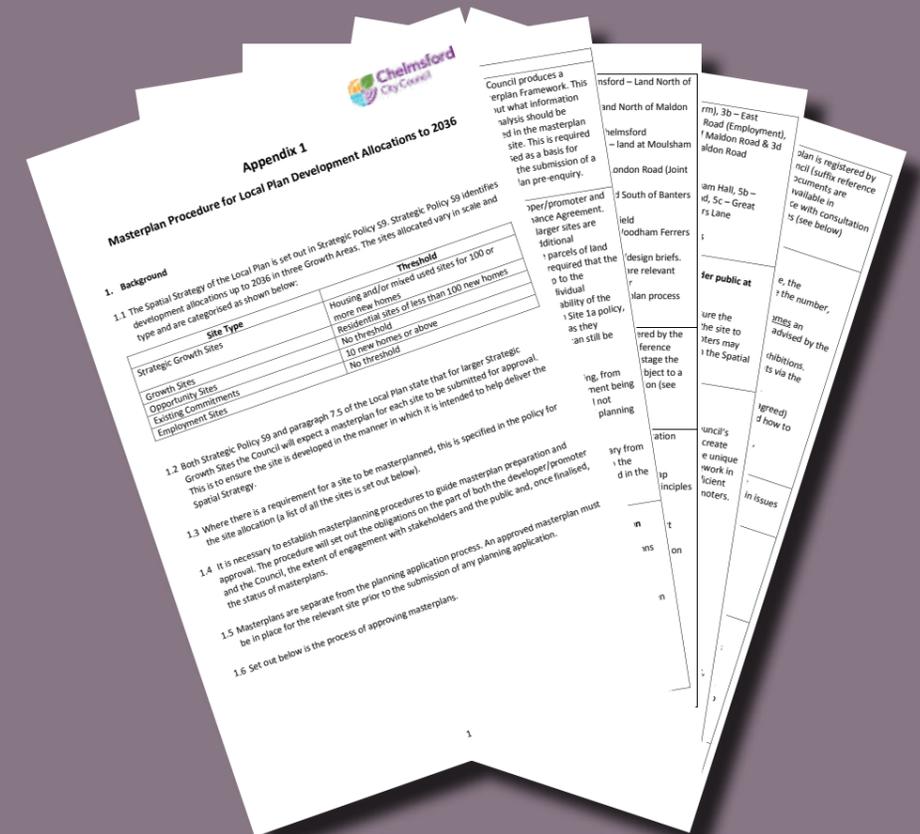
Step 2: Identifying site constraints and its surroundings



Step 3: Layering of site constraints



Step 4: Identifying opportunities



1.3 SANDFORD PARK VISION

Our vision for Sandford Park is to create a place that offers residents a strong sense of belonging, a place they can be proud of and a positive sense of community.

We will deliver a sustainable community serving the needs of all ages, positively integrated into the existing townscape and landscape fabric of Great Baddow and the wider conurbation of Chelmsford, and with strong connections to the natural assets surrounding it.

The characteristics of the local landscape, the pattern of existing settlement and attractive green spaces, and the special history of the community of Great Baddow, combine to provide the context by which the character of Sandford Park will be strongly influenced, providing continuity with the key design traits and historic rural patterns of development found locally.

The Vision is based on the following key objectives:

- Deliver a landscape-led development with a diverse sequence of attractive multi-functional spaces integrating retained and enhanced landscape features with a new framework of locally characteristic, high quality landscape elements.
- Create a new Country Park focused on the river valley and its flood plain, protecting and enhancing the open landscape of the green wedge, and providing recreational open space for existing and future residents.
- Provide new housing at the right scale and of the right type to meet the existing and future needs of the community.
- Create an accessible and well-connected new neighbourhood where families can choose more sustainable ways to get to key facilities including schools, shops, the leisure centre and employment facilities and with a focus on providing safe and direct sustainable transport links.
- Provide attractive, safe and direct pedestrian and cycle ways utilising green corridor routes and public spaces to create improved connections to the Country Park.
- Protect and enhance existing habitats through strong multi-functional Green Infrastructure principles including a focus on sustainable drainage measures and sensitively considered habitat creation proposals.
- Promote healthy lifestyles through sustainable transport measures, high quality placemaking, and access to green space, designed with the community in mind.
- Create a new and attractive neighbourhood guided by robustly considered landscape and masterplanning principles.







Site Context

2.1 SITE LOCATION & LANDSCAPE CONTEXT

The site is located within the administrative area of Chelmsford City Council in the county of Essex. It lies on the eastern edge of Chelmsford between the settlements of Great Baddow to the south and Chelmer Village to the north.

It sits approximately 4km to the south-east of the city centre, railway station and the city's main employment area. Existing bus routes run along Maldon Road which forms the southern boundary of the site. Essex Yeomanry Way and Sandford Mill Lane make up the south-western and eastern boundaries respectively. The Chelmer and Blackwater Navigation and the River Chelmer form the northern site boundary.

The site encompasses an area of approximately 90ha primarily comprising a mixture of arable and pastoral agricultural land, a network of hedgerows and tree belts, various watercourses and waterbodies, and is crossed by a network of Public Rights of Way and agricultural tracks.

Residential development adjoins the site immediately to the south and west, with open landscape to the north and north-west, and subsequently further settlement beyond. The landscape to the east is occupied by Manor Farm and a series of cottages with the wider open agricultural landscape beyond between the settlements of Chelmsford and Danbury. To the west, the open landscape of the Chelmer Valley extends towards the city centre.

Figure 2 demonstrates how the site is placed within the existing urban and landscape

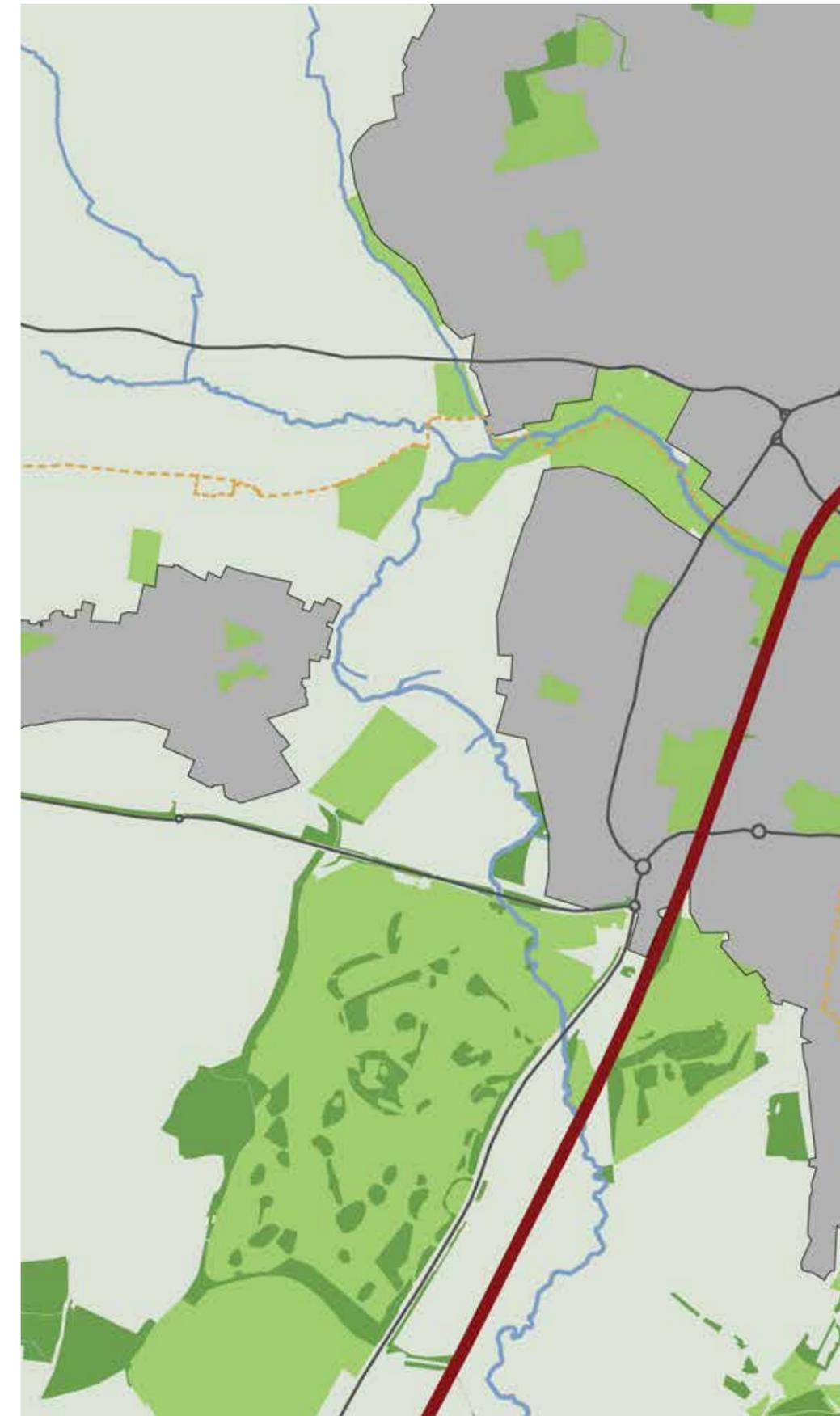
context and illustrates how the site relates to existing infrastructure and settlement patterns.

The masterplan area is in close proximity to the city centre while still benefiting from a relatively peaceful, natural environment as a result of the strong corridor of existing Green Infrastructure following the Chelmer Valley.

The Great Eastern Main Line Railway extends through Chelmsford from the north-east, creating a direct link with London Liverpool Street Station, while the A1114 trunk road provides a convenient link to the wider motorway network.

National Cycle Route 1 extends through the Chelmer Valley on a broadly east-west alignment, passing along the eastern boundary of the site on its route towards the city centre.

Vegetation within the river valley comprises small blocks of woodland and lines of trees that follow the watercourses and the major roads. Field boundaries, where they occur, comprise hedgerows with trees. Settlement, particularly on the edge of Chelmsford and Great Baddow, is frequently accompanied by canopy trees and hedgerows visible above and between intervening built form. However, the level of tree cover in the immediate vicinity of the site is relatively sparse, with more substantial areas of woodland typical to the east in the locality of Danbury.



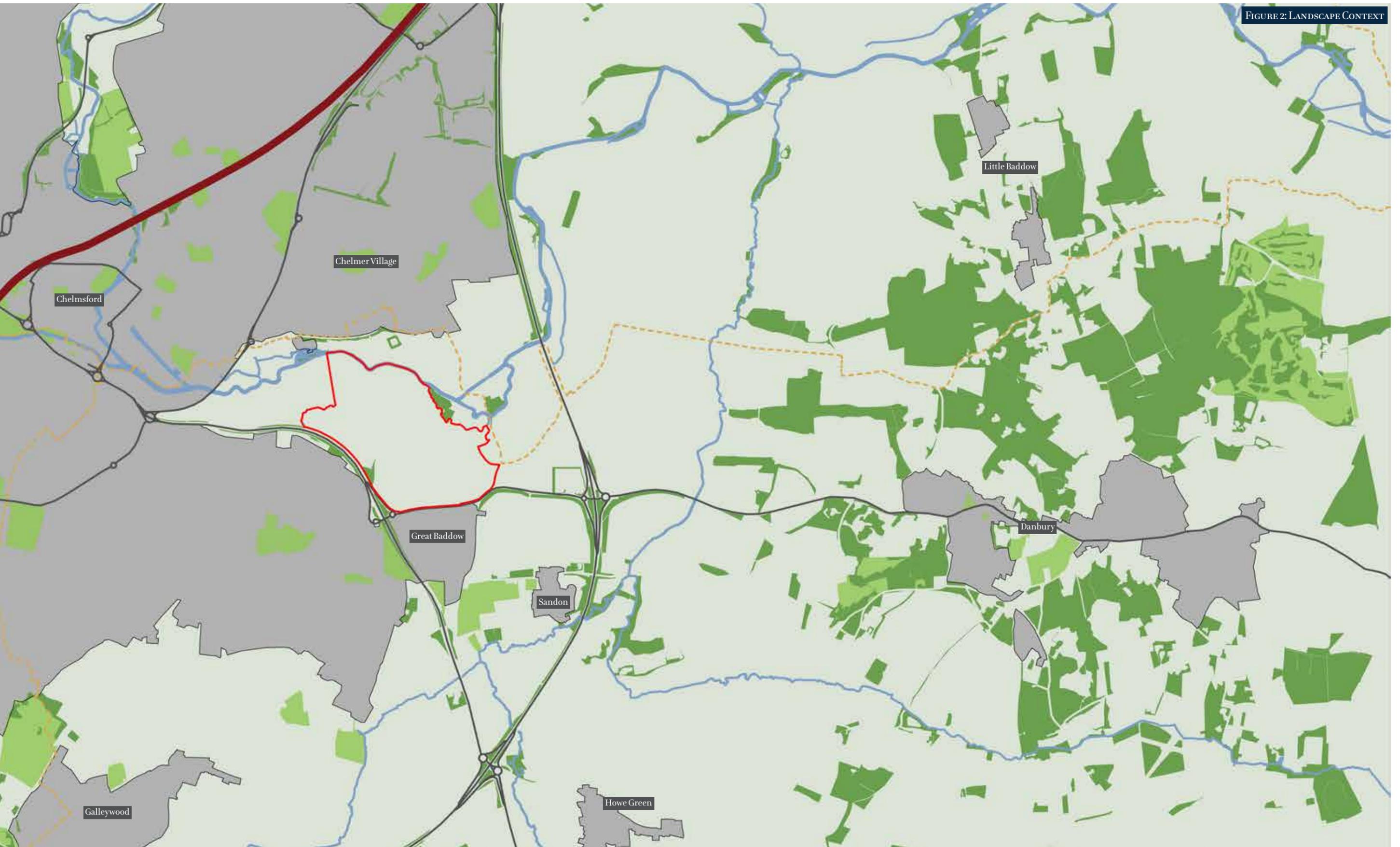


FIGURE 2: LANDSCAPE CONTEXT

2.2 HISTORICAL CONTEXT

This section comprises a narrative of the history of the wider settlement of Chelmsford, of which Sandford Park will be an extension, providing context to the proposed development. A site specific historic analysis is set out in Section 3.1.

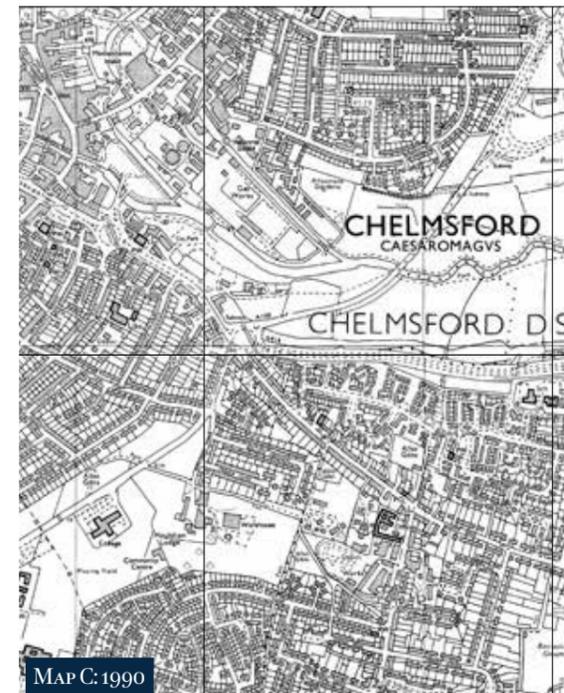
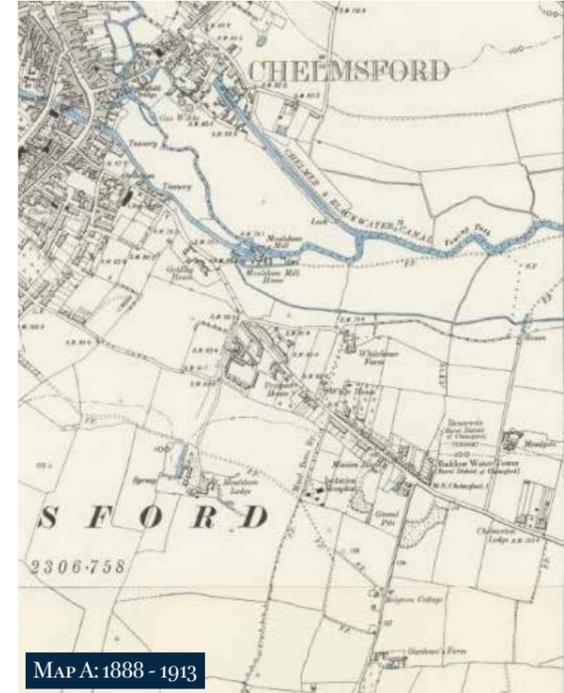
The origins of Chelmsford go back to Roman times, when it was a fortified market town. The settlement has expanded steadily since the start of the 19th century, stimulated by the arrival of the railway in 1843 with many of the city's landmarks dating from the mid-late 19th century.

Improved connections encouraged industrial activity during the 19th century, notably in engineering and electronics. In 1899 the world's first radio factory was opened in Chelmsford by the Marconi Company.

At the turn of the 20th century, the population stood at almost 22,000, continuing to grow steadily to 2011, when the population stood at over 168,000.

The rich heritage of the city, which positively contributes to its townscape character, is illustrated with photographs of the following landmarks:

1. Marconi Tower.
2. Anne Knight Building built in 1824 (formally known as Quaker Meeting House).
3. Hylands House.
4. Chelmsford Police Station in 1910.
5. Marconi Factory.
6. Paper Mill Lock.
7. Chelmsford Central Baptist Church.
8. Chelmsford Cathedral Church of St. Mary.
9. Shire Hall.
10. Sandford Mill Science & Education Centre.
11. Chelmsford Museum.
12. High Street Stone Bridge



2.3 HISTORIC SETTLEMENT ANALYSIS

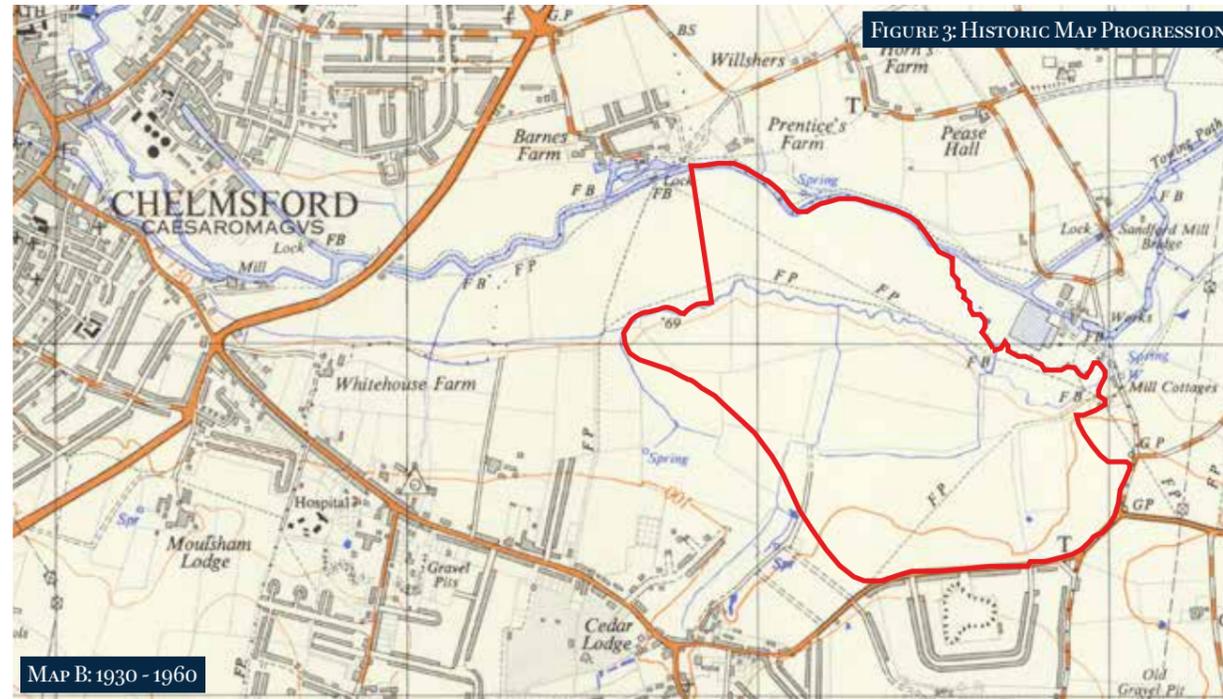
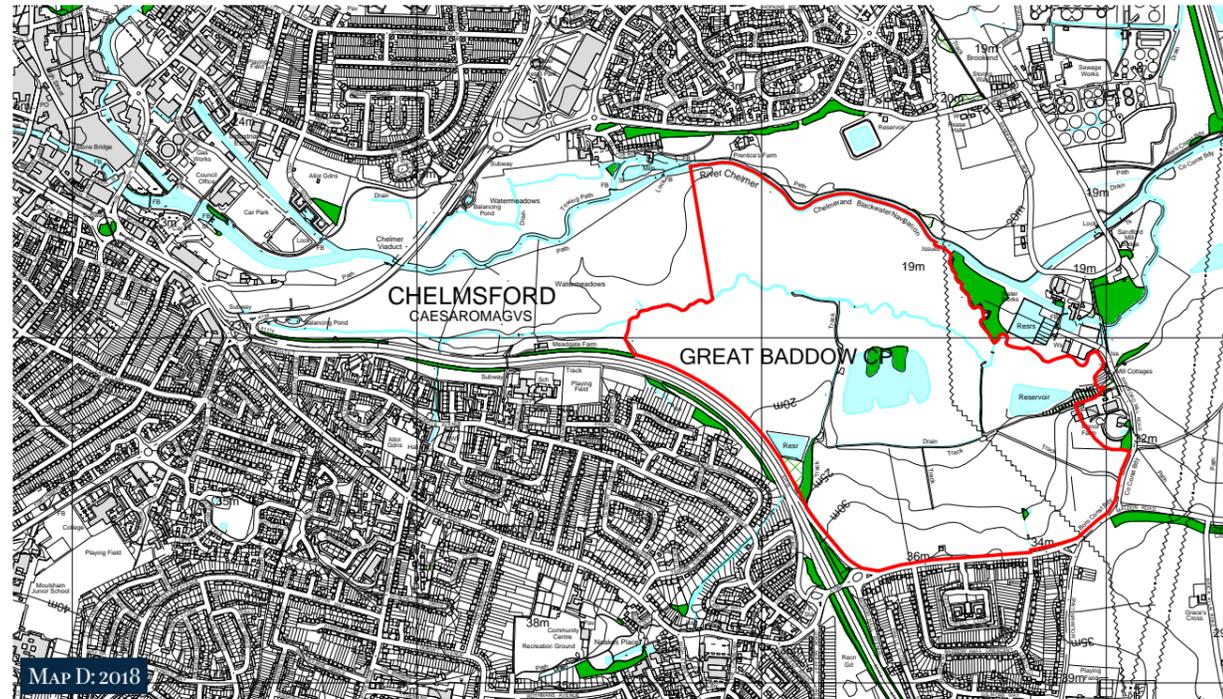


FIGURE 3: HISTORIC MAP PROGRESSION



Key:
 Masterplan Boundary

Historic mapping can be used to understand the evolution of the wider landscape and its relationship to the city of Chelmsford and neighbouring settlements.

Figure 3 - Map A shows the site as it was in the late 19th / early 20th centuries. It comprised small-to-medium sized irregular agricultural fields with an unnamed river tributary flowing west-to-east into the River Chelmer. The Chelmer and Blackwater Navigation had been constructed by this time.

Map A shows the site being approximately 1.7km south-east of the centre Chelmsford at its closest point. There is clear separation between Chelmsford and Great Baddow, which at this time was a small nucleated settlement south-west of the site. Ribbon development on Baddow Road was established by this time, including workers' cottages.

Chelmsford's early-to-mid 20th century expansion to the south-east is captured in Map B. Princes Road had been constructed with associated new housing.

Development was already under construction to the south of the site by 1960; the 'horseshoe' shaped Baddow Hall Crescent is visible in Map B.

The parkland associated with Baddow Hall has been removed and the first stages of residential development around Baddow Hall Avenue and Pawle Close are identifiable

to the south-west of the site. The first stages of development to the north side of Great Baddow High Street and Tabors Hill is also visible.

Land to the north of the site and River Chelmer remained open agricultural land at this time.

By 1990 (Map C) Chelmsford had expanded further to the east and south-east. The four-lane carriageway of Essex Yeomanry Way had been constructed, cutting across the agricultural landscape west of the site. Residential development was built adjacent to Essex Yeomanry Way around Tabors Hill. Residential development further enveloped the site to the south. By the 1990s houses on Baddow Hall Crescent have been completed,

Further residential development was also implemented to the north of River Chelmer by the 1990s, approximately 100m north of the Site at its closest point.

A small structure is also visible on the site of the Bronze Age ringwork enclosure, near the site's south boundary.

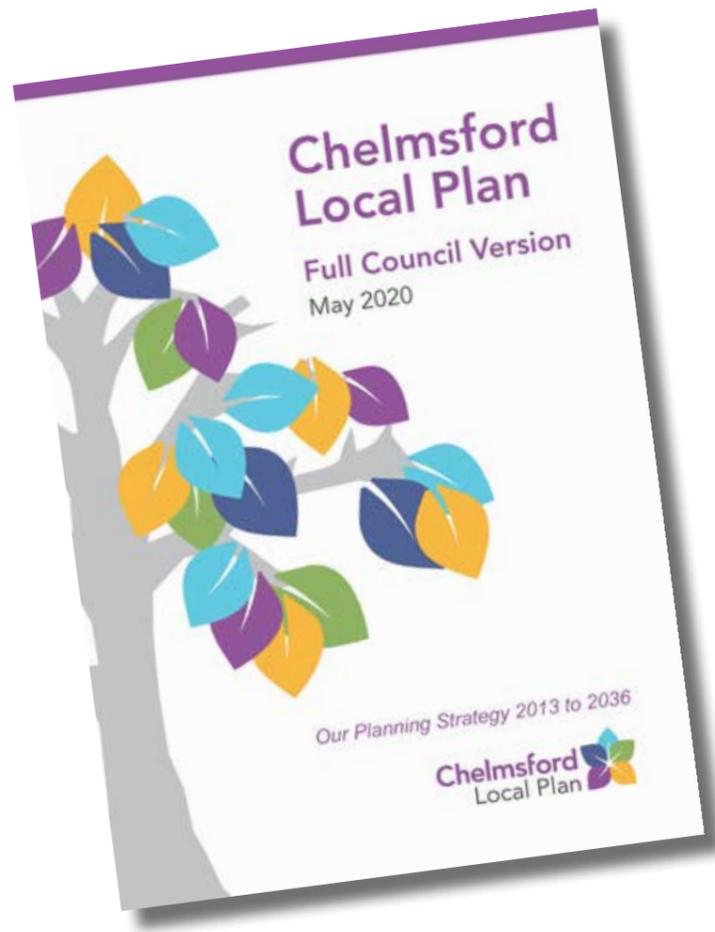
In most recent mapping (Map D): there is a further waterbody in the centre of the site. This is most likely the result of gravel extraction. Historic aerial images show the site as active in 2005, and by 2006 the gravel operation was closed and resultant depression filled with water. Further residential development was in place, north of Chelmer Village Way.

2.4 POLICY & DESIGNATIONS

The Chelmsford Local Plan, adopted in May 2020, has allocated the site for residential development. Strategic Growth Site Policy 3A of the local plan provides detail on principles and requirements for the development of the site. Strategic Policy S9 Infrastructure requires that infrastructure necessary to support new development must provide or contribute towards ensuring a range of green and natural infrastructure, net gain in biodiversity and public realm improvements. These include but are not limited to:

- Provision of a wide range of open space within development sites to meet amenity, recreational and functional needs.
- To contribute towards a multifunctional network of green infrastructure and to enhance biodiversity.
- Provision of new public realm and enhancements at key centres of activity.
- Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites as identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy.

The supporting text for Policy 3a of the Chelmsford Local Plan explains that in identifying a figure of around 250 new homes for the site, the Council took a precautionary approach. The text also explains that the number of new homes to be provided on this site will be determined through the masterplan process, and that this may exceed 250, provided the overall objectives of the policy are not compromised.



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

Land to the north of Great Baddow (Manor Farm) adjacent to Chelmsford's Urban Area as shown on the Policies Map, is allocated for a landscape-led, high-quality comprehensively-planned new sustainable neighbourhood that maximises opportunities for sustainable travel as well as a new Country Park. Development proposals will accord with a masterplan approved by the Council to provide:

Amount and type of development:

- Around 250 new homes of mixed size and type to include affordable housing.

Supporting on-site development:

- A new Country Park.
- New vehicular access road from Maldon Road into Sandford Mill.

Site masterplanning principles:

Movement and Access

- Main vehicular access to the site will be from a new junction at Maldon Road/Sandford Mill Lane.
- Provide pedestrian and cycle connections.
- Provide a well connected internal road layout.

Historic and Natural Environment

- Preserve or enhance the character or appearance of the Chelmer and Blackwater Conservation Area.
- Protect and where appropriate enhance the nationally significant Bronze Age monument and its setting.
- Protect important views into and through the site from across the Chelmer Valley.
- Create a network of green infrastructure.
- Provide suitable SuDs and flood risk management.
- Ensure appropriate habitat mitigation and creation is provided.
- Retain the WWII pillbox in the eastern part of the site and provide interpretation boards.
- Undertake a Minerals Resource Assessment.
- Undertake an Archaeological Assessment.

Design and Layout

- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site
- Remove low voltage electricity lines from the site allocation and install electricity cables underground.

Site infrastructure requirements:

- Provision of a new Country Park and Visitor Centre at Sandford Mill with a landscape strategy and a delivery mechanism to provide for their long-term management and maintenance.
- Heritage interpretation, including information boards and public art.
- Provide appropriate improvements, as necessary, to the local and strategic road network as required by the Local Highways Authority.
- Appropriate measures to promote and sustain travel through sustainable modes of transport.
- Provide new and enhanced cycle routes, footpaths, Public Rights of Way and where appropriate bridleways within and between the sites and the surrounding area to enable the development to integrate with existing development areas and to provide links into City Centre, and the wider countryside beyond.
- Financial contributions to early years, primary and secondary education provision as required by the Local Education Authority.
- Financial contributions towards other community facilities such as healthcare provision as required by the NHS/CCG.
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.
- Where appropriate, contributions from developments will be secured towards mitigation measures identified in the Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will be completed by the time the Local Plan is adopted. Prior to RAMS completion, the authority will seek contributions, where appropriate, from proposed residential development to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitats Regulations and Habitats Directive.

The site also forms part of the River Chelmer East and Chelmer and Blackwater Navigation Green Wedge. As part of the Chelmsford Local Plan evidence base, the Council carried out a review of Green Wedge parcels in the Green Wedges and Green Corridors: Defining Chelmsford's River Valleys document, 2017.

The review recommends that the southern section of the site should be removed from the Green Wedge designation. Furthermore, the review states:

“particular care would need to be paid to the type and quality of any development proposed such that the character of the river valley in this location is not compromised.”

The northern part of the site remains within the green wedge allocation, and the proposed development will need to respond positively sensitively to this, particularly in respect of the interface between the green wedge and the housing allocation.

The following constraints and opportunities have been derived from local planning policy:

Constraints

- Conserve and enhance the character and appearance of the Chelmer and Blackwater Conservation Area.
- Protect and enhance the Green Wedge.
- Protect the Bronze Age ringwork enclosure and its setting.
- Protect important views into and through the site from across the Chelmer Valley.
- Retain the WWII pillbox in the eastern part of the site and provide interpretation boards.

Opportunities

- Provide a well-connected internal road layout.
- Provide pedestrian and cycle connections.
- Enhance the historic and natural environment.
- Create a network of multifunctional green infrastructure.
- Provide suitable SuDS and flood risk management.
- Ensure appropriate habitat mitigation and creation is provided that promotes biodiversity net gain and connects to a wider landscape scale Green Infrastructure network.
- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.
- Remove electricity lines and pylons from the site and install electricity cables underground.
- Ensure sensitive approach to the green wedge/housing allocation boundary.

Legend

- | | |
|--|--|
|  Masterplan Boundary |  Local Wildlife Site |
|  Green Wedge |  Housing Allocation Site |
|  Conservation Areas |  Employment Allocation Site |
|  Local Nature Reserve |  Country Park Allocation Site |

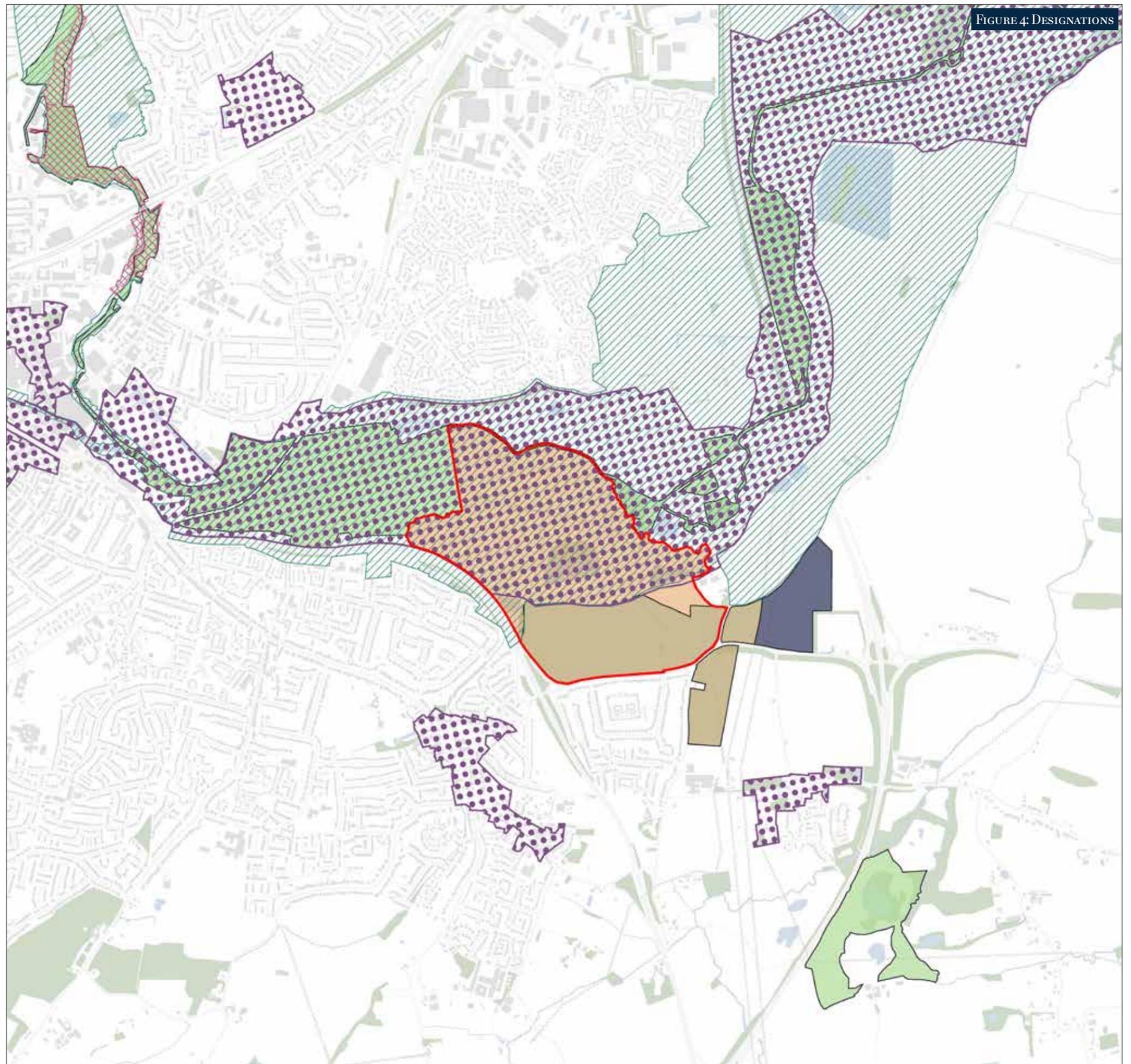


FIGURE 4: DESIGNATIONS

2.5 LANDSCAPE CHARACTER

A study of published landscape character assessments at national, county and local level has identified a series of landscape characteristics and guidelines to inform the design of the proposed development, the management of existing landscape features and the introduction of new, locally characteristic landscape features.

The site is located within the local Landscape Character Area A7a: Lower Chelmer River Valley Floor, with the following key characteristics identified:

- “Mixture of arable and pastoral fields on

the valley floor.

- *The Lower Chelmer where it meets the River Blackwater has a wide flat valley floor.*
- *Extensive linear poplar and willow plantations are a distinctive feature in close proximity to the river.”*

The constraints and opportunities arising from the guidelines of the local published landscape character guidance specific to Area A7a include the following:

Constraints

- Protect open character of river valley.
- Preserve long distance views across the valley.

Opportunities

- Increase in woodland and hedgerow planting including tree planting alongside rivers.
- Create areas of grazing meadow.
- Increase public access whilst protecting landscape character.
- Enhance the rivers and ditches.
- Introduction of willow pollarding and planting of native rare black poplar.
- Incorporate multi-functional Green Infrastructure into new development.
- Improve perimeter of reservoirs.

Legend

 Masterplan Boundary

National Character Area (NCA) Profiles

 NCA 86: South Suffolk and North Essex Clayland

 NCA 111: Northern Thames Basin

Essex Landscape Character Areas

 C - River Valley Landscapes, C6: Blackwater/Brain/Lower Chelmer Valleys

 D - Wooded Hill and Ridge Landscapes, D3: Danbury Hills

 E - London Clay Landscapes, E1: South Essex Farmlands

 G - Urban Landscapes, G2: Chelmsford and Environs

Chelmsford Landscape Character Areas

 A6 A - River Valley Landscapes

A6: Upper Chelmer River Valley

A7: Lower Chelmer River Valley, A7a: Lower Chelmer River Valley Floor

A8: Can and Wid River Valley

F - Wooded Farmland Landscapes

F5: Little Baddow and Danbury Wooded Farmland

F12: East Hanningfield Wooded Farmland

F16: Galleywood Wooded Farmland

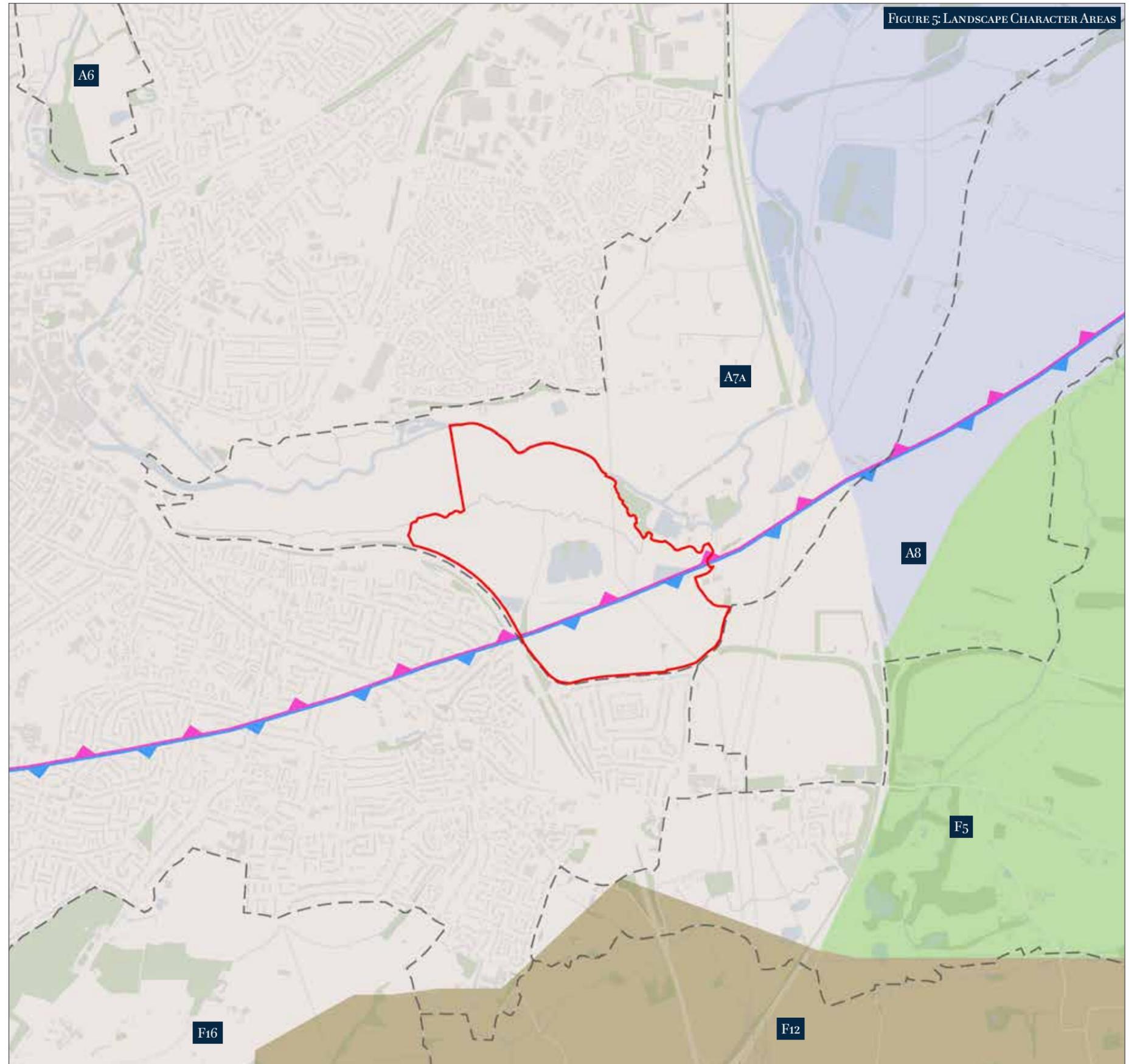


FIGURE 5: LANDSCAPE CHARACTER AREAS

2.6 GREAT BADDOW VILLAGE DESIGN STATEMENT

The Great Baddow Village Design Statement (VDS) was adopted in 2011. It sets out a description of the Parish of Great Baddow, an area of 647 hectares with a population of 13,000 at the time of preparation. As a Supplementary Planning Document the VDS is a material consideration in the determination of local planning applications.

The VDS describes Great Baddow as being situated on a ridge of high ground rising from the flood plain on the south side of the Chelmer Valley to the immediate east of Chelmsford, with the northern limit of development noted as being limited by the Chelmer flood plain.

The VDS identifies and describes a series of character areas within the parish and provides guidance for existing and proposed development. The site is identified within a

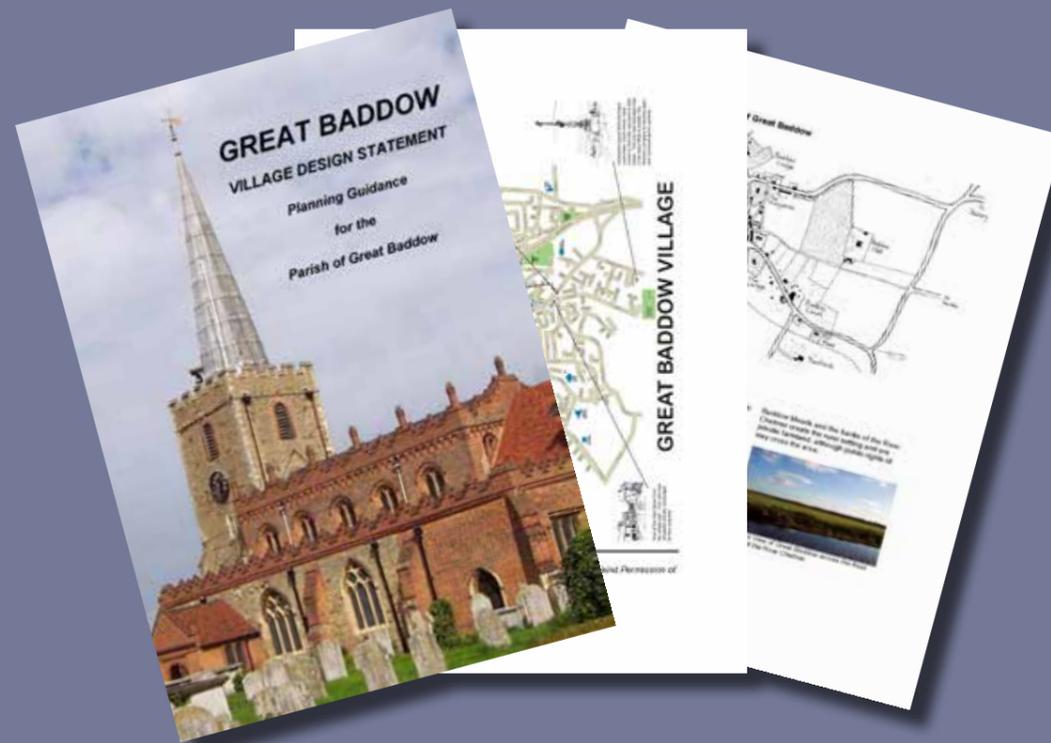
Rural Area (section 8) as Baddow Meads and Manor Farm. These are described as follows:

"The flood plain (between the Baddow bypass and the River Chelmer) gives beautiful views from Maldon Road and is a haven for wildlife. It attracts many walkers. It is largely devoted to the grazing of cattle. It forms an essential part of the Chelmsford flood protection scheme, providing catchment for excess rain that has been passed through the centre of the town

This is an arable farm. Its fields come into view along Maldon Road after the turning to Molrams Lane. A new reservoir sits central to the landscape creating a new attractive feature overlooking the valley. The farmhouse itself was replaced in the 1960s."

The Great Baddow Village Design Statement includes the following guidance relevant to the proposed development:

- Consideration should be given to improve the planting on the two roundabouts linking the Baddow bypass with Maldon Road.
- The retention of traditional style bus shelters along Maldon Road is supported.
- Streets should be designed for pedestrians as a priority, followed by cycles.
- Cars should not dominate streetscapes.
- Where shared surfaces are provided, it should be made clearer to drivers that they are entering them.
- Parking to serve dwellings should be provided within each plot and adequate access be provided to avoid obstruction.
- It is important to maintain planned open areas properly to ensure planting survives to enhance developments in years to come.
- The planting of suitable native species within parkland and elsewhere in the parish will be encouraged.
- Hedging around the Manor Farm site should be retained.
- Large areas of uniform hard standing in front of homes should be minimised and interspersed with plants.
- When designing new streets, parking places need to be carefully designed to ensure inconsiderate parking and obstruction does not take place.
- Where space permits cycle tracks should be kept separate from footpaths and pathways.
- Cycle tracks to Chelmsford avoiding main roads are needed, to encourage commuting by cycle and reducing road congestion at the Army and Navy.
- Road signs and street furniture to be kept to a minimum.
- Any street lighting should maintain light levels that will reduce the fear of crime but not add to light pollution.
- New and renewed cabling should be underground, wherever possible.
- More consideration of the effect of street furniture on the visual environment should be taken at the planning stage.
- Natural materials should be used wherever possible.



Opportunities

- Design the development with an emphasis on sustainable transport.
- Avoid dominance of vehicles in streets.
- Provide native tree planting, and ensure new landscapes are well maintained.
- Retain existing hedgerows wherever possible.
- Develop a sensitive approach to lighting and street furniture.
- Explore opportunities to underground existing overhead cables.

2.7 LOCAL FACILITIES & AMENITIES

The site is located within a local and wider area well-served by existing facilities and amenities including retail, employment, health, education and leisure, as demonstrated by Figure 6. This includes the Sandford Mill Science and Education Centre to the north of the site and the Vineyards shopping centre within 15 minutes walk of the site.

The area also has a number of schools for all ages including Baddow Hall Infant/Junior School, Sandon School, Meadgate School and Chelmsford College; all within walking or cycling distance of the site.

Chelmsford city centre is a 45 minute walking distance, reachable by car or bicycle and access to The Vineyards local shopping centre around 15 minutes walk away from the centre of the site. The site also benefits from the presence of existing recreational facilities within the local area including Hamptons Sports and Leisure Centre, Great Baddow Lawn Tennis Club, and Chelmsford Rugby Football Club.

As a result of this existing local provision of services and amenities, there is a sense of a vibrant existing community, with an ideal environment for families and children.

Future residents of the site would be well catered for in terms of shops, employment areas, leisure and sport opportunities, cultural destinations and transport nodes. This existing provision enhances the appeal of the site and creates the opportunity to provide a long-term healthy community, well integrated into the existing community.

The nearest facilities will become important resources for future residents of the site, particularly the Manor Farm Shop, the Sandford Mill Science & Education Centre, The Vineyards Shopping Centre, Baddow Hall, Meadgate and Sandon Schools and the Great Baddow Millennium Community Centre. These facilities will be considered as part of the design of the development and its connections with the wider area, promoting enhanced wayfinding, pedestrian access and legibility.

Future residents will also benefit from proximity to the Sandon Park and Ride and local bus routes, providing an opportunity for car free travel to the city centre and the railway station.

The proposed development will also benefit local facilities through greater footfall.

Constraints

- Retain the Manor Farm Shop, the only retail facility within the site.

Opportunities

- Provide improved access to the Sandford Mill Science and Education Centre.
- Provide enhanced wayfinding and legibility to local facilities and transport routes.
- Enhance access to the Manor Farm shop from the proposed development.
- Ensure safe and convenient walking and cycling routes are provided to link the site with the wider area, including safe routes for school children.



The Manor Farm Shop



The Sandon School



Sandon Village Hall



Great Baddow Lawn Tennis Club



Great Baddow Millennium Community Centre



Chelmer High Street



Hamptons Sport & Leisure



Baddow Hospital



Chelmsford Rugby Football Club



Meadows Shopping Centre



Moulsham Junior School



Chelmsford Train Station

Legend:

- Masterplan Boundary
- Amenities
- 1 The Manor Farm Shop
- 2 Sandford Mill Science & Education Centre
- 3 Baddow Village Surgery
- 4 Baddow Dental Practice
- 5 The Vineyards Shopping Centre
- 6 Baddow Hall Infant/Junior School
- 7 The Sandon School
- 8 Sandon Park & Ride
- 9 Sandon Village Hall
- 10 Great Baddow Lawn Tennis Club
- 11 Great Baddow Millennium Community Centre
- 12 Meadgate Nursery/Primary School
- 13 Baddow Road Dental Surgery
- 14 Chancellor Park Primary School
- 15 Brook End Gardens
- 16 Asda Supermarket
- 17 Chelmer Village Dental Practice
- 18 Chelmer Village Surgery
- 19 Chelmer Village Retail Park
- 20 Fox & Raven, Miller & Carter Steakhouse
- 21 Medicspot Clinic Great Baddow
- 22 Hamptons Sport & Leisure
- 23 Larkrise Primary School
- 24 Baddow Hospital
- 25 Great Baddow High School
- 26 Lidl Supermarket
- 27 Chelmsford College
- 28 Sunderland Lodge Surgery
- 29 Chelmsford Rugby Football Club
- 30 Aldi Supermarket
- 31 Meadows Shopping Centre
- 32 Moulsham Infants / Junior School
- 33 Moulsham High School
- 34 Moulsham Lodge Community Trust
- 35 Gloucester Avenue Shops
- 36 Baddow Park Industrial Estate

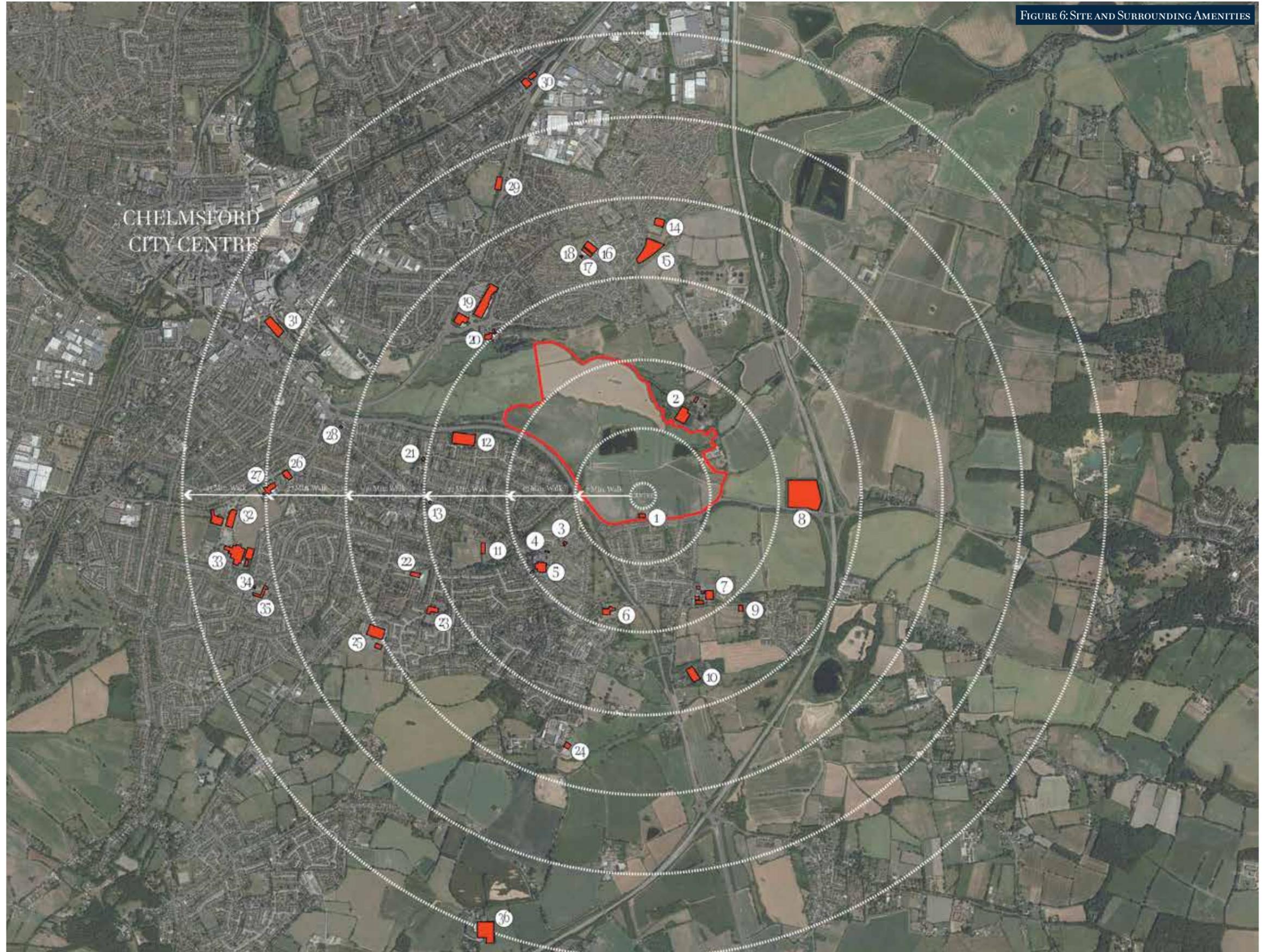


FIGURE 6: SITE AND SURROUNDING AMENITIES

2.8 LOCAL BUILT CHARACTER STUDY

Local character and distinctiveness creates a sense of place, community identity and community ownership. To create proposals that strengthen and enhance the local distinctiveness of Chelmsford, the historic development, character and context of Chelmsford and the surrounding settlements must be explored and understood. By examining the basic design principles in the area, references for the design and layout of the development can be established. This will enable the creation of an integrated and responsive development, appropriate to the site's immediate context.

The general characteristics and influences of Chelmer Village, Great Baddow Character

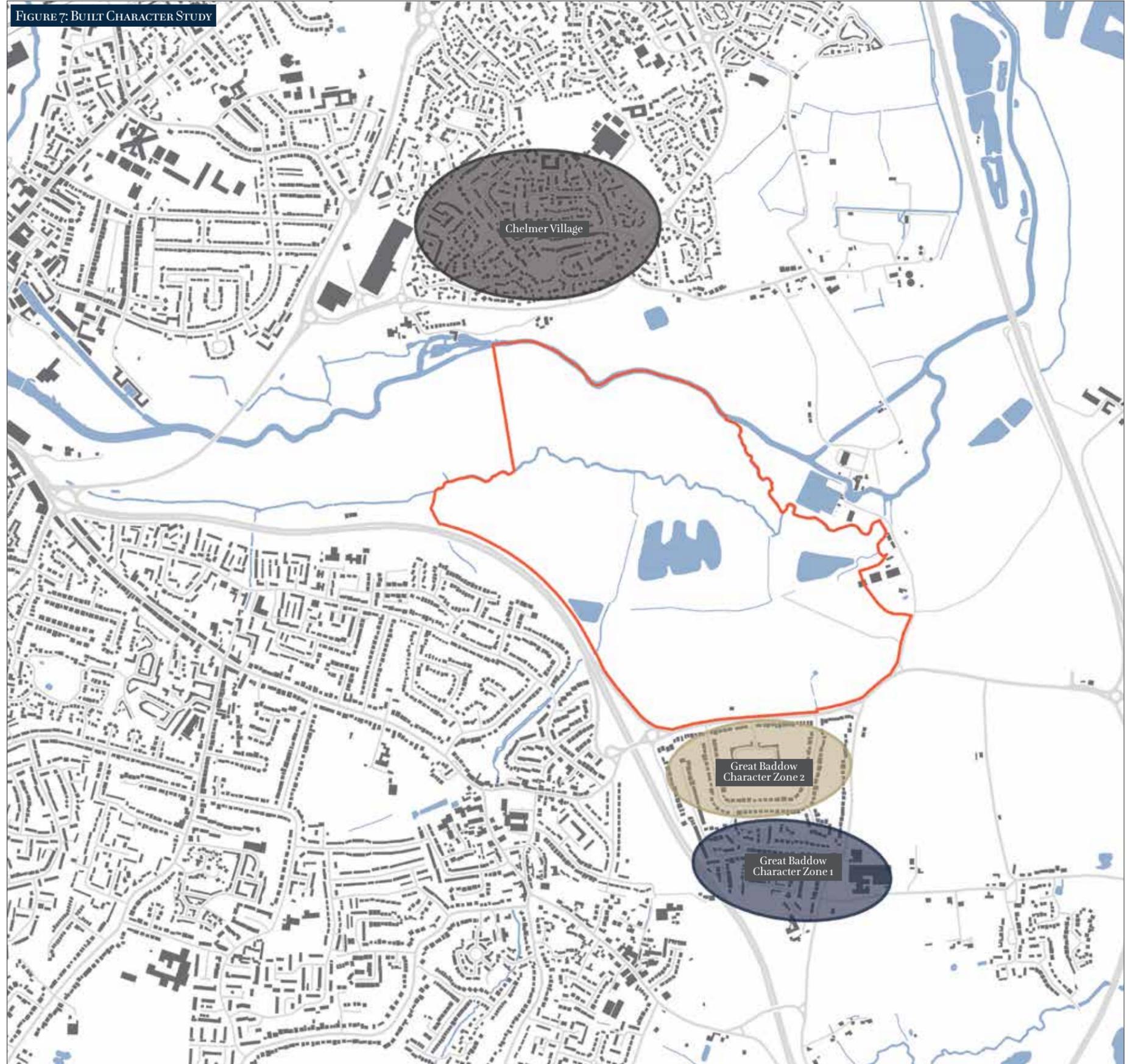
- Urban form and character.
- Building form.
- Public realm.
- Materials and details.

This approach aids legibility and integration of the development with the landscape, while maintaining distinctiveness and enhancing the character of Chelmsford.

Zone 1 and Great Baddow Character Zone 2 have been studied and site visits carried out, the location of each is illustrated in Figure 7. While each area is physically distinct from the other as a result of different urban and landscape structures that surround them, the areas do provide important references to inform the masterplan approach.

The character summary focuses on the general characteristics informed by the origins of evolution of the settlements and the resulting urban form and block form. The study focuses on the following categories:

While these are by no means the only areas of character in the surrounding townscape, they are appropriate references in terms of scale, character and quality to inform the development going forward.



Chelmer Village

Chelmer Village is a relatively new development, having been constructed in the 1990s. Predominantly residential this area consists of detached and semi detached houses with incidental green space. The site is bounded by two main roads (Chelmer Village Way/A138) with secondary roads leading into the site. Almost all roads feeding off the main road form cul-de-sacs leading to limited connectivity and legibility, or visual connections to wider context, however

this can also provide a sense of enclosure and security. Green open spaces are well distributed through the area, and there are good pedestrian and cycle networks through the site. Travelling through the site, strong residential frontages are presented, with public spaces defined and overlooked by houses, low rise (two storey) homes with a mix between terraced, semi-detached and detached units that create a clearly defined place.



Urban Form and Character	
Character Description	Semi-rural/village edge
Urban Form	1990s loose road structure
Building Form	
Building Types	Mix of detached, semi-detached, occasional terrace
Building Heights	2 to 2.5 storeys
Frontage	Set back with off street parking
Public Realm	
Landscape	Enclosed private frontage with soft landscape boundary treatments
Boundary Treatments	Soft landscaping/low level hedge to semi private frontage
Materials & Details	
Building Materials	Brick - red multi, buff brick, render/Tudor board details
Roofs	Red & brown interlocking tiles, slate
Details	Traditional porches, pitched and flat roof dormers, occasional brick chimneys. Plain casement windows, occasional mock sash



Block Structure:



Great Baddow Character Zone 1

Great Baddow Character Zone 1 is to the south of the site. It has a less clearly defined street character that contains a mix of housing constructed at different times during the course of the 20th century. The area includes mostly detached and semi-detached units with a proportion of bungalows varying the overall roof levels and adding to the sense of openness. Close by the local high street the uniform linear road structure for this area has good access to the primary road leading into it and also forms a loop allowing users a good level of permeability. Public open space is located to the south of the site with a strong emphasis on pedestrian

access that promotes a positive and car free environment.

It appears that there has been later development in-filled into the original plot structures. There is a clearly defined frontage with an offset from the road with front gardens that positively contribute to the sense of safety and community and clear separation of back gardens concealed from public routes. Car parking is often located at the fronts of houses, creating a car dominated environment mitigated by reasonable ownership taken by residents of the fronts of their houses. The public realm consists of streets and grass verges with little distinctiveness.

Urban Form and Character	
Character Description	Urban, established
Urban Form	20th Century mixed form. Areas of modern infill. Uniform road structure
Building Form	
Building Types	Mix of detached, semi-detached, occasional bungalows
Building Heights	1 to 2 storeys
Frontage	Set back with off street parking
Public Realm	
Landscape	Enclosed private frontage with soft & hard landscape boundary treatments
Boundary Treatments	Low level fence/brick wall
Materials & Details	
Building Materials	Brick - red multi, render, occasional boarding/tile hanging
Roofs	Red plain tiles, grey concrete tiles
Details	Plain casement windows, box flat roof dormers, chimney as ridge

Block Structure:



Great Baddow Character Zone 2:

To the centre of the previous location there is a new development constructed in the 2000's with a more formal arrangement centralised around public open space and a children's playground. Located near Great Baddow high street, it is in close proximity to some amenities but more focused around its green space. One point of entry and a shared surface loop road around the site combines both car usage and pedestrian and cycle usage. There is also a strong pedestrian route

through the centre of the site with green space either side and a central piece that defines the character of the area being green and contained. Strong frontage primarily from the two large apartment blocks gives the sense of security overlooking the green space and the detached and semi-detached units along the site give clear definition between the front and back with an increased emphasis on privacy.



Urban Form and Character	
Character Description	Modern infill development
Urban Form	2000s development. Pedestrianised/shared surface
Building Form	
Building Types	Mix of semi-detached, terraces and detached apartment blocks
Building Heights	2 to 3 storeys
Frontage	Minimal step back from road. Access direct onto shared surface
Public Realm	
Landscape	Minimal private frontage. Development based around large public open space
Boundary Treatments	Low level railings to apartments, brick walls to rear gardens. Occasional soft landscaping
Materials & Details	
Building Materials	Brick - red multi, buff brick, render, occasional boarding
Roofs	Slate
Details	Splayed flat roof bays, flat roof porches, pitched dormers. Occasional brick chimneys, plain casement windows



Block Structure:



2.9 DENSITY STUDY

An analysis of the density of existing housing in the surrounding area has been conducted to strengthen the understanding of the settlement pattern in Chelmsford, and to inform the density distribution within the site.

The Essex Design Guide states there is no upper density limit, and that *"by undertaking an appropriate context analysis, designers and Local Authorities will be able to determine the appropriate target density"*. On this basis, this study will assist in informing a sustainable, well integrated and responsive development, appropriate to the site's context.

Figure 8 shows the six chosen areas, which are similar developments in nature (residential) and have diverse settlement patterns.

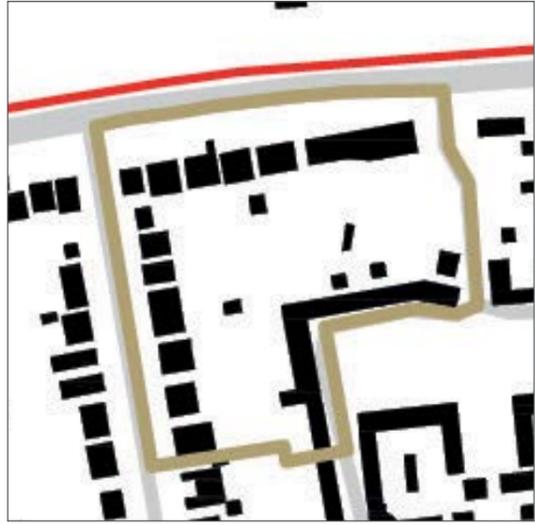
The densities (DPH - Dwellings per Hectare) were calculated based on housing units divided by a net site area. The housing units numbers were identified through OS mapping and comprehensive desk studies, and include apartments. The net site area was calculated according to the Essex Design Guide, which include private/communal open space, internal streets and multi-functional public space; and exclude public open space, streets along the boundary of the site.

Typical Density

Analysis of the local area shows that the existing settlement pattern includes a density range typically between 20 and 40 DPH.

This study shows a range of densities derived from local areas that the masterplan can be informed by to provide an appropriate range of built form character.

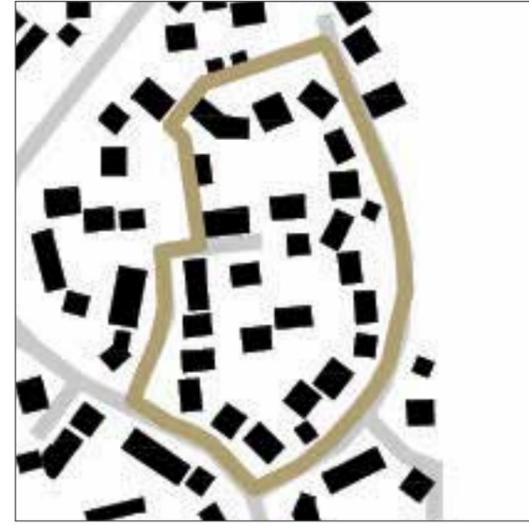




Study Area 1:

- Area - 3.93 acres / 1.59 hectares
- Units - 32

Density - 20.13 dph



Study Area 4:

- Area - 2.32 acres / 0.94 hectares
- Units - 28

Density - 29.79 dph



Study Area 2:

- Area - 4.59 acres / 1.84 hectares
- Units - 58 + 26 flats = 84

Density - 45.65 dph



Study Area 5:

- Area - 2.81 acres / 1.14 hectares
- Units - 40

Density - 35.09 dph



Study Area 3:

- Area - 2.89 acres / 1.17 hectares
- Units - 31

Density - 26.50 dph



Study Area 6:

- Area - 1.1 acres / 0.42 hectares
- Units - 14

Density - 33.33 dph

3



Constraints & Opportunities

3.1 HERITAGE & ARCHAEOLOGY

The site sits within a rich historical context that strongly influences the character of the area and provides considerable opportunities to create a strong sense of place within the proposed development.

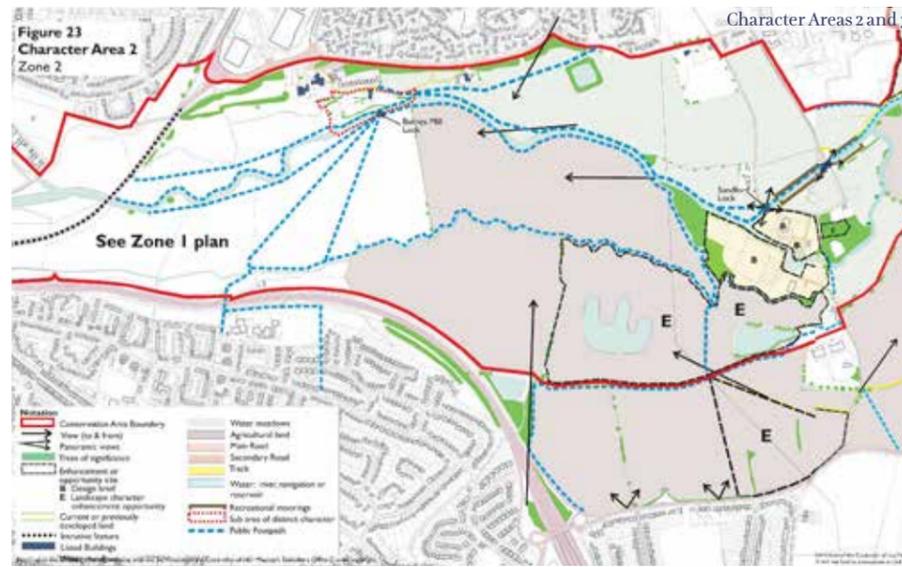
The following section gives an overview of heritage and archaeological constraints and opportunities relating to the proposed development. Key views, including a number of heritage features, are identified in Section 3.2.

CONSERVATION AREA

The Chelmer and Blackwater Navigation Conservation Area (CA) broadly follows the line of the River Chelmer and includes the northern part of the site. The navigation's "special interest" is summarised in the CA Character Appraisal (2009) as:

- *"Its economic significance as part of the late eighteenth century canal network ...;*
- *...a legacy of ... pre-railway industrial transport;*
- *Its contribution to the growth of Chelmsford in the nineteenth century;*
- *The architectural and historic interest of Springfield Basin...historic buildings,*
- *The technological interest of the navigation's locks and bridges;*
- *The topography of the surrounding landscape, including the flood plain water meadows and agricultural land;*
- *Views of surrounding churches...;*
- *Views to the navigation-related structures...;*
- *Trees and hedgerows;*
- *The changing setting of the navigation from urban to rural...; and*
- *Its present use for pleasure boats, walkers, cyclists and anglers."*

The navigation's character is, in part, defined by its "open setting" outside the urban area. The site is within Character Areas 2 and 3



(Chelmer Road to Barnes Mill and Sandford Mill) of the CA, which are defined as "rural, river valley". Notable features include:

- *"Views eastward to Danbury Hill and Danbury church;*
- *Views westwards terminated by the tree planted edge of the Chelmsford town centre and its skyline;*
- *Views to the south-west, ...the primary focal point being the radio mast;*
- *Views into and across the river valley from the A138; and*
- *The overall quality of the valley landscape is high... The key feature of the landscape is rough pasture, which is grazed on the south bank of the river".*

The CA appraisal notes that agricultural fields encroach on the water meadow from the south whilst residential development encroaches from the north.

The Sandford Mill water mill and its setting (eastward), Barnes Lock and Mills (north-westward), Pease Hall and associated buildings (north-eastward) all make a positive contribution to the CA.

Sandford Mill's setting comprises dense tree planting, which is a defining characteristic of this part of the CA.

With the exception of the navigation itself, and a pillbox, there are no built features that form part of the site. Therefore, the site's principal contribution to the significance of the CA is its openness.

The site positively contributes to the setting of the CA, through its rising topography that provides enclosure in the south east.

BUILT HERITAGE

The Built Heritage Statement informs the proposed development through identifying built heritage assets within the vicinity of the Site, and the likely effects of development on their significance. Key findings are summarised below:

Cathedral Church of St Mary

Although development may adversely impact part of the setting of this asset, it is considered to be less than substantial harm. Proposed mitigation would aim to reduce any harm through the incorporation of a site line through the development towards this asset along with the potential for heritage interpretation boards.

Church of St Mary, Great Baddow

Development would make a neutral contribution to the significance of this asset.



Barnes Mill

Although development may adversely impact part of this asset, the significance amounts to less than substantial harm.

Chelmer and Blackwater Navigation Conservation Area

While development may adversely impact part of this asset in the Conservation Area, the significance amounts to less than substantial harm.

FW3/Type-24 Pillbox

Development may result in a minor impact to the significance of this non-designated asset. Residual harm will be reduced by the implementation of heritage boards and/or conversion to a bat roost.

Great Baddow Mast

The upper-part of the recently Grade II listed mast is visible in a number of views in and around Great Baddow, including the site.

St John the Baptist, Danbury

Distant views accommodate this church spire, however, at such a distance the architecture of this building cannot be appreciated and there is no discernible relationship between this asset and the site.



NON-DESIGNATED HERITAGE ASSETS

A prominent recurring heritage feature, both on and in proximity to the site, are pillboxes that pay tribute to Chelmer Valley's role in WWII as a line of defence.

The majority of pillboxes are located east of the site, another is located adjacent to the southern site boundary (Figure 8). The following are located on site:

- "Pillbox at Manor Farm, Sandford" including "Premonitory behind building near yard Manor Farm" (UID MEX 31657).

ARCHAEOLOGY

A 2018 survey was commissioned to assess any archaeological potential and an already identified area of potential archaeological activity, including a small ring ditch on site, most likely from the Neolithic to Bronze Age period.

In addition, remnants of a Bronze Age ringwork enclosure are located near the site's southern boundary, partially covered by the Manor Farm shop.

Archaeological investigations carried out in 2019 found that much of the enclosure ditch is likely to be under the existing wooded hedge around the farm shop (north, east

and west), no additional settlement activity was detected.

All other archaeological finds outside the enclosure were therefore considered to be of "low significance." The Local Plan sets out that the enclosure should be treated "as if it were a scheduled monument" requiring an "appropriate buffer" with "green link to the river valley maintained", which informs the siting of the enclosure.

The archaeological work demonstrates that a landscape buffer of 20m around the exterior of the enclosure ditch would be appropriate. This can be confidently implemented demonstrating no impacts on any archaeology of medium to high significance, furthermore, preserving and enhancing the setting.

A more substantial buffer of 25m has subsequently been agreed through consultation with Chelmsford City and Essex County Council, with inclusion of a 25m wide landscape link to the valley floor.

This presents opportunities to conserve the setting of the enclosure by implementing an appropriate landscape buffer around it where creative design proposals can be employed to respectfully celebrate this historical feature.

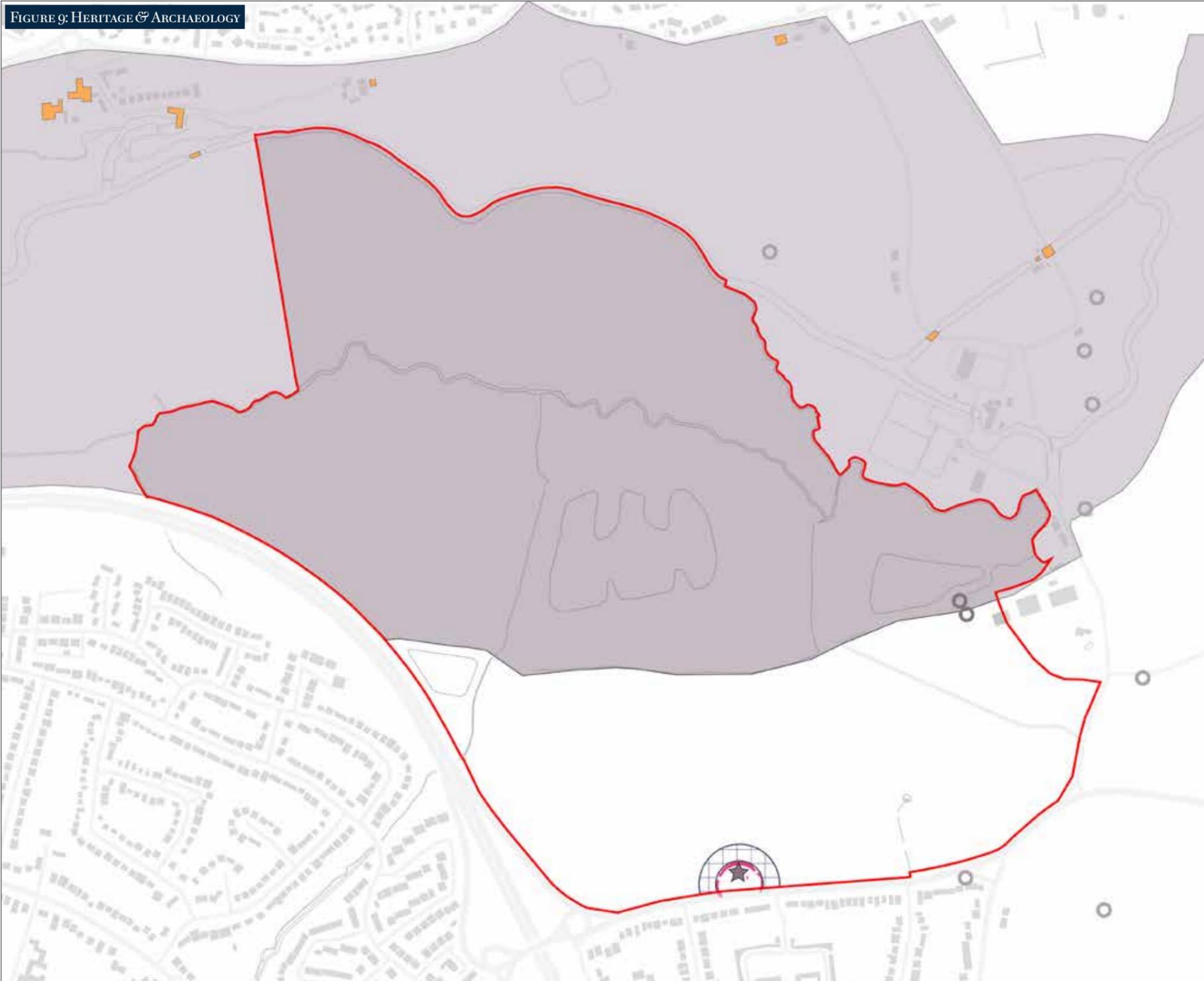


FIGURE 9: HERITAGE & ARCHAEOLOGY

MASTERPLAN RESPONSE

Any harm to the heritage assets and their surroundings will be avoided through sensitively designed proposals. These heritage assets will be utilised to strengthen the ‘sense of place’ derived from the development. The following constraints and opportunities have been identified in order to achieve this.

Constraints

- Protect the setting of the CA.
- Protect the setting of the Bronze Age ringwork enclosure, Barnes Mill and WWII pillbox.
- Protect views eastward towards Danbury Hill and Danbury church.
- Protect views of St Mary’s Cathedral and St Mary’s Great Baddow.
- Protect views of the radio mast at Great Baddow and along the river valley from the A138.
- Prevent agricultural encroachment on the navigation and prevent further loss of grazing on the valley floor meadows.
- Prevent further urban encroachment into the valley floor.

Opportunities

- Restore the navigation’s water meadow and rough pasture habitat setting and increase grazing opportunities.
- Plant native trees within the river valley and enhance views towards existing areas of settlement.
- Protect and integrate the pillbox near Manor Farm within the proposed development.
- Enhance the setting of the pillbox near Manor Farm and introduce interpretation opportunities.
- Enhance the setting of the Bronze Age ringwork enclosure with a minimum 25m buffer and introduce interpretation opportunities.
- Provide a minimum 25m wide landscape link between the Bronze Age enclosure and the valley floor.
- Protect views of heritage assets to add character and legibility to the development.
- Include sight line from the site towards the Cathedral Church of St Mary.

Legend

- Masterplan Boundary
- Chelmer and Blackwater Navigation Conservation Area
- Grade II Listed Building
- ★ Bronze Age Ringwork Enclosure
- Bronze Age Ringwork Enclosure Ditches
- 25m Buffer for the Bronze Age Ring Work Enclosure
- WWII Pillbox

3.2 IMPORTANT VIEWS

A visual appraisal of the site and the wider area has identified a number of views that are key considerations in the design of the proposed development. These views demonstrate the visual characteristics of the landscape both in terms of its openness, the influence of landform and the availability of views towards prominent landmarks in Chelmsford and Great Baddow.

These views include:

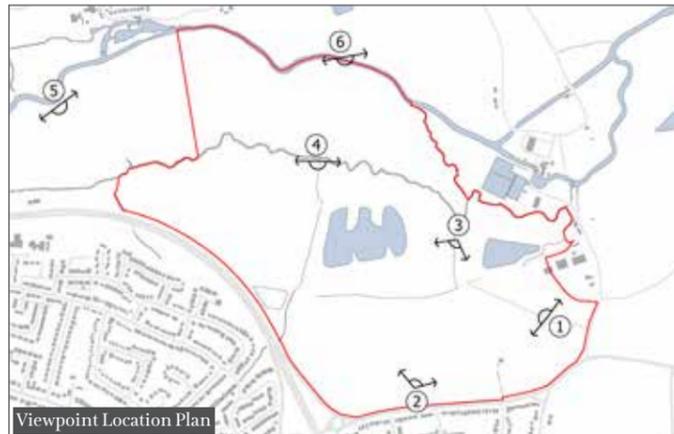
- Open, long distance panoramic views from the elevated slopes in the south-east of the site over the River Chelmer valley towards Chelmsford, including views of Chelmsford Cathedral.
- Open views from the southern boundary of the site, adjacent to the farm shop towards the River Chelmer and the Sandford Mill Science & Education Centre.
- Views south from the Conservation Area boundary at the foot of slope towards Maldon Lane, where existing built form and vegetation can be seen on the ridgeline.
- Views south towards Great Baddow from the flood plain where the parish church and Marconi Tower can be seen amongst other built forms from a wide area in and outside of the site, with other church steeples on the horizon.

Constraints

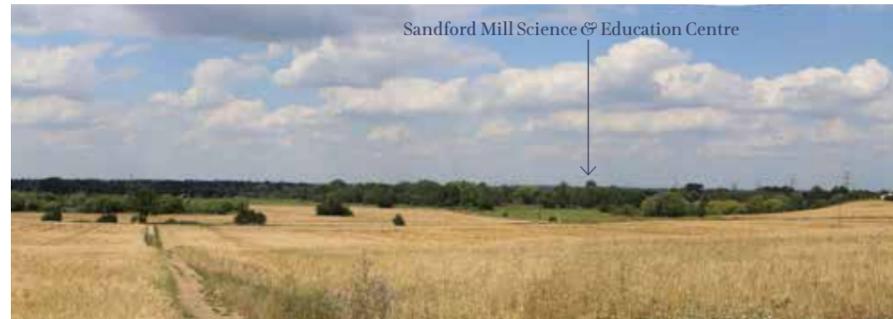
- Protect open elevated views towards Chelmsford from the south-eastern part of the site.
- Maintain openness of views of the northern part of the site as experienced from the flood plain.
- Retain visual influence Great Baddow Parish Church and the Marconi Tower as experienced from the northern part of the site.

Opportunities

- Provide sensitively designed built form on the southern part of the site to reduce visual impact and create variation in roof patterns.
- Provide sympathetic landscape interfaces to sensitive edges such as the southern Conservation Area boundary.
- Create visual links through the development to provide a sense of connectivity with the flood plain from the elevated slopes.



Viewpoint 1: View north-west towards Chelmsford from the elevated slope



Viewpoint 2: View north-east from the farm shop/bronze age ringwork enclosure



Viewpoint 3: View south-west from PRoW 220_2



Viewpoint 4: View south from PRoW 220_5 towards Great Baddow



Viewpoint 5: View south-east from the PRoW network to the west of the site



Viewpoint 6: View south from the River Chelmer towpath

3.3 TOPOGRAPHY & HYDROLOGY

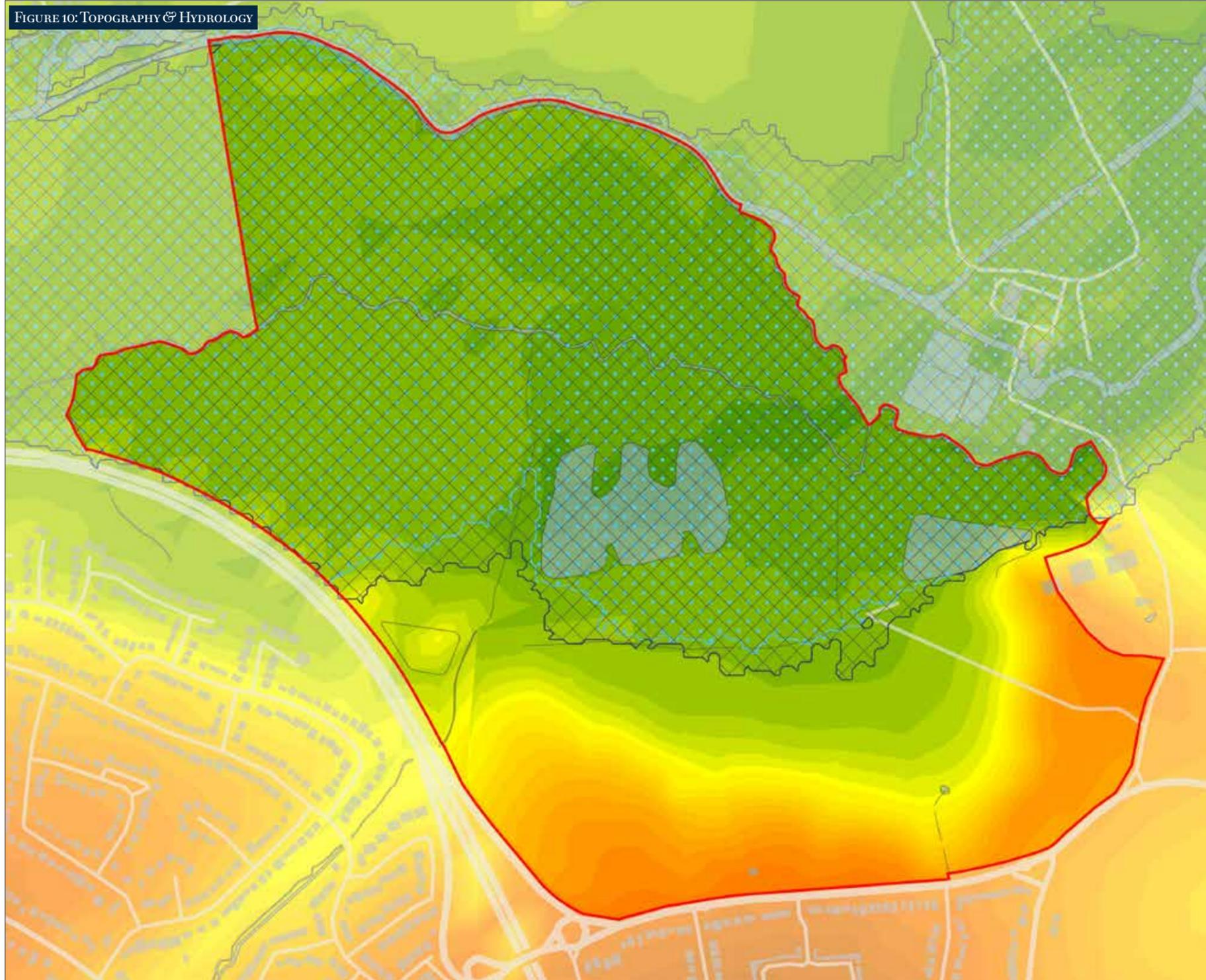


FIGURE 10: TOPOGRAPHY & HYDROLOGY

Legend

- Masterplan Boundary
- Existing Water Courses and Features
- Flood Zone 2
- Flood Zone 3
- Elevation (metre AOD)
- Maximum 36m
- Minimum 18m

At a regional scale, the site is located in the valley of the River Chelmer, which in part coincides with the Chelmer and Blackwater Navigation. This wider landscape is characterised by gently undulating land and wide river valleys that feature extensive flood plains.

The site lies to the south of the River Chelmer. Generally at a height of between 20 and 25m AOD, the northern part of the site occupies the valley floor and is therefore markedly flat and low lying. A small area of this part of the site lies below 20m AOD in its north-eastern corner in the vicinity of the water works.

In contrast, the southern part of the site encompasses the sloping valley sides, consistently rising up from the flood plain to a height of around 40m AOD at the existing settlement edge along Maldon Road. As a result, there is a distinct and conspicuous change in character between the northern part of the site, relating to the river valley, and the southern part of the site, reflecting the nature of the settled valley sides.

The Chelmer and Blackwater Navigation and sections of the River Chelmer run east-west through the river valley and define the northern boundary of the site, while a series of ditches and small watercourses run south to north and east-west through the lower lying part of the site and draining into the River Chelmer.

Due to the low lying nature of the area along the River Chelmer; the northern section of the site resides within a large flood plain. This section is classified as Flood Zone 2/3 according to the Environment Agency, meaning it is at risk of flooding. As such, most forms of development – including new homes – should avoid this area. Development will therefore be focused within the southern section of the site.

As shown on Figure 10, the site also features in its northern part prominent existing waterbodies which are remnants of historic mineral extraction activities. They are currently fenced off and used as private and day pass fishing lakes. This part of the site is also encompassed by the River Chelmer flood risk zone, as shown.

Constraints

- Built form on rising land will require careful design to reduce impact on views to the south from the river valley.
- Sloping underlying landform will necessitate intelligent approach to road layouts and building types to excessive cut and fill.
- The lower lying parts of the site within the River Chelmer floodplain should remain devoid of built form as this area coincides with a flood zone and the wider flood plain is typically free of built form.

Opportunities

- Existing characteristic of settled valley sides lends itself to new development being introduced within the north facing slopes of the site.
- Potential to utilise existing field drains and natural watercourse features as part of a well-integrated SuDS network, providing recreation, amenity and habitat opportunities as well as mitigating flood risk.
- Integrate existing waterbodies into Country Park for greater public amenity and biodiversity benefit.
- Overall site levels create opportunity to concentrate SuDS features at northern edge of developable area.

3.4 UTILITIES

The existing network of buried and overhead services, together with parts of the site prone to flooding, is presented on Figure 11. There a number of utility services and infrastructure located within the site despite it largely being undeveloped, with many utility services crossing through the site boundary. Many of these existing features have easements which are key constraints informing the layout of the proposed development.

Significant constraining features include the easements of two HP gas mains, a foul sewer and a water main; all of which run through the southern area of the site marked for residential development. While diversions have been explored for these services, it would be undesirable in most circumstances due to the high costs that occur.

Instead, the masterplan will be designed to avoid these service easements where

possible. Efforts will be made to reduce the linearity of the urban form that can result from these easements running through developable areas.

Overhead power lines and the foul sewer will be diverted through the site to reduce their impact on the layout of the proposed development, whilst the gas and water main will be retained in situ and incorporated into the highway design or be located in open space.

On-going correspondence with local utility providers confirms there is capacity to serve the proposed development. Points of connection have been advised along any required reinforcement works to the existing infrastructure, unlocking the site from any potential supply issues which would inhibit development to this scale. Details of any connection and reinforcement works will be expanded further as the design of the development progresses.

Constraints

- Diversion of significant constraining utilities will incur high costs and are therefore best avoided. The masterplan will be instead incorporated these constraints into its design.
- Existing utility infrastructure may constrain the masterplan road layout.
- Diversion works may be required to enable delivery of off site highway works to form the site access.
- To supply the development, some services will require reinforcement works to the existing infrastructure.

Opportunities

- Diversion of overhead power lines and the foul sewer to reduce impact on masterplan is likely to be feasible.
- Residential development can be well supplied by utilities, as close points of connections and capacity can be made available.

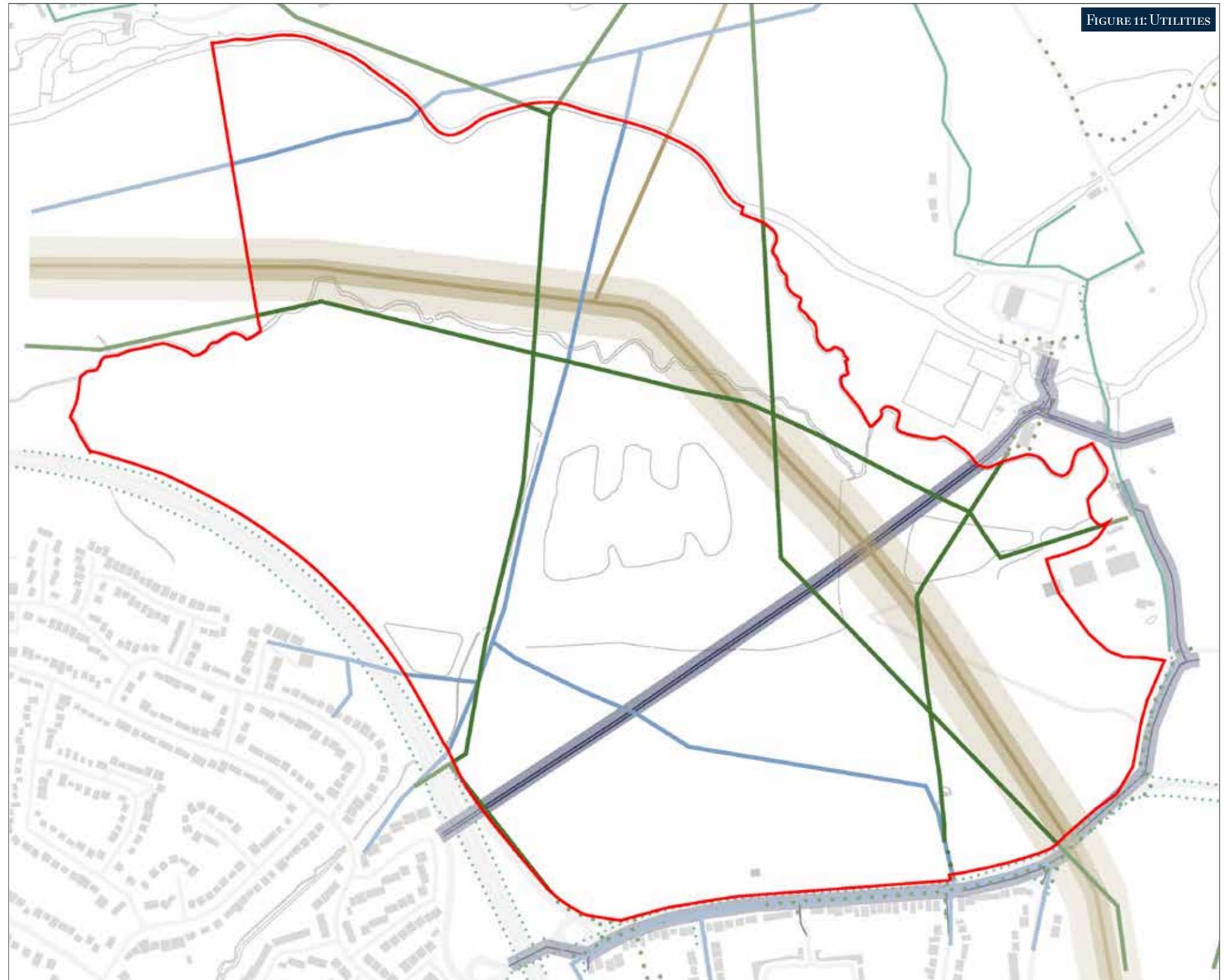
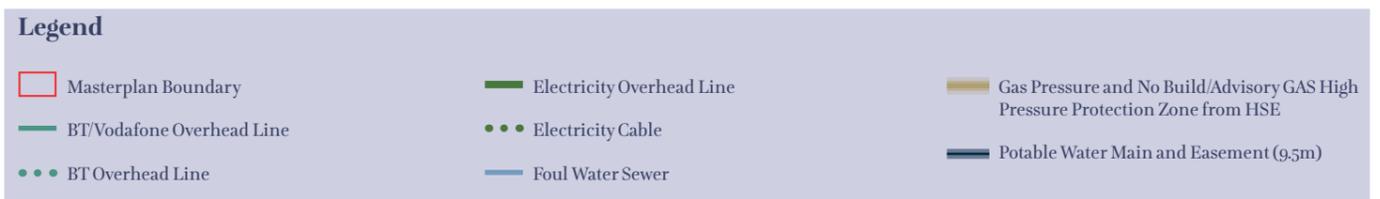


FIGURE 11: UTILITIES



3.5 CIRCULATION, FACILITIES & NOISE



FIGURE 12: CIRCULATION & FACILITIES

Legend

Masterplan Boundary	Public Footpath	Bus Stop	Fishing Club
A-Road	Sustrans Cycle Route NCN 1 and Cycle Route	Uncontrolled Maldon Road Crossing	Sandford Mill Science & Education Centre
Other Roads	Great Baddow to City Centre Cycle Route	Existing Bridge	Restaurant
Barrier to Movement	Saffron Trail Long Distance Walk	Manor Farm Shop	Current Site Access

Circulation:

A network of Public Rights of Way extends along the valley of the River Chelmer. The Saffron Trail runs along the northern side of the river, with an additional path extending along the southern side of the watercourse. A parallel footpath extends along the north-eastern boundary from the A1114 and passes east to west through the northern part of the site. A third footpath extends along the foot of the sloping southern section of the site between the A1114 and Sandford Mill Road. There are two footbridges crossing the watercourse within the site and another footbridge crossing the River Chelmer to the north-west of the site.

The site is well served by an established road network, including the A1114 Essex Yeomanry Way, Maldon Road and Sandford Mill Lane, which form the western, southern and eastern boundaries respectively. There is currently only vehicle access to the site via Sandford Mill Lane.

The A1114 is a substantial barrier to movement to the south-west of the site creating severance between it and existing settlement. A tributary of the River Chelmer also creates a barrier to movement to Sandford Mill Science & Education Centre to the north-east of the site.

A sustrans cycle route (NCN1) is present along Sandford Mill Lane, which connects Chelmsford city centre to the wider landscape to the east, while the Great Baddow to City Centre cycle route passes nearby to the west of the site.

Facilities:

Various facilities are present as shown on Figure 12, such as the Manor Farm Shop and fishing clubs within the site, bus stops along the Maldon Road and Sandford Mill Science & Education Centre.

Noise:

Vehicular movements on the adjoining transportation links, including A1114, Maldon Road and A12 (located to the east of the site) are identified as the main source of baseline environmental noise at the site.

An assessment of the site's suitability and appropriate acoustic mitigation will be submitted as part of the planning application, including a review of internal noise levels within habitable rooms and in private external amenity areas based on industry standard guidance.

The mitigation measures are likely to include considerate design of the site for dwellings with a view onto Maldon Road, A12 and Essex Yeomen Way and the provision of appropriate building façade mitigation.

Constraints

- Protect and enhance the PRoW network.
- Retain site access via Sandford Mill Lane junction.

Opportunities

- Provide enhanced vehicle entrance to the proposed development at the Sandford Mill Lane / Maldon Road junction.
- Provide enhanced pedestrian connectivity between Maldon Road and the River Chelmer.
- Provide a connection through the site between the Sustrans Cycle Route NCN1 and the Great Baddow to City Centre Cycle Route.
- Potential to provide enhanced pedestrian and cycle connectivity to Sandford Mill Science & Education Centre.
- Develop a coordinated approach to movement, including vehicular and non vehicular modes across the site and adjacent allocations.

3.6 LANDSCAPE APPRAISAL

The site comprises two main areas of differing character: the low lying and generally flat land associated with the river valley in the north, and the sloping land from the river valley to the existing settlement edge in the south.

The northern area of the site has little vegetation, creating an open and expansive character. Current land use in this area is a mix of predominantly pastoral (i.e. improved grassland) to the north, between two watercourses - the River Chelmer and the minor watercourse running parallel to the river further south; and predominantly arable farmland to the south of the tributary.

In addition to the two watercourses, three substantial waterbodies are present within the site, the largest of which is the central pond. Several ephemeral ponds and a ditch are also present in the area. Blocks of trees occur around the three large ponds, most notably including a block of mature woodland to the south of the reservoir adjacent to the south-western site boundary.

More vegetation occurs within the western and eastern extents of this part of the site, creating an intimate character that contrasts with the more open character of the central area. The south-western site boundary adjoining the A1114 Essex Yeomanry Way is marked by tree and shrub planting with large gaps at the western end offering views across the site and the land beyond.

The southern part of the site is a rising and undulating area of arable farmland, fringed to the south and sub-divided by native hedgerows. These well-established hedgerows extend around the south-western to south-eastern boundary, from which three north-south hedgerows extend into the southern part of the site, partially breaking up this area into separate parcels of land.

The undulating landform on the southern area of the site creates a variation in character, from enclosed in the west to open with expansive views in the east.

Constraints

- Protect open and expansive character of the site in the northern area.
- Protect any trees subject to Tree Preservation Orders.
- Protect vegetation, including trees and hedgerows.
- Protect existing watercourses and waterbodies.
- Openness of views in the centre of the site with long distance views towards the countryside to the east and medium distance views to landmarks within Great Baddow and Chelmsford.

Opportunities

- Manage open and expansive character of the site.
- Enhance management of existing vegetations and waterbodies.
- Provide new woodlands and hedgerow planting, where appropriate.
- Provide additional ponds and scrapes to encourage wetland habitats.
- Potential to form part of a wider green infrastructure network.
- Protection of long-distance views across the valley.

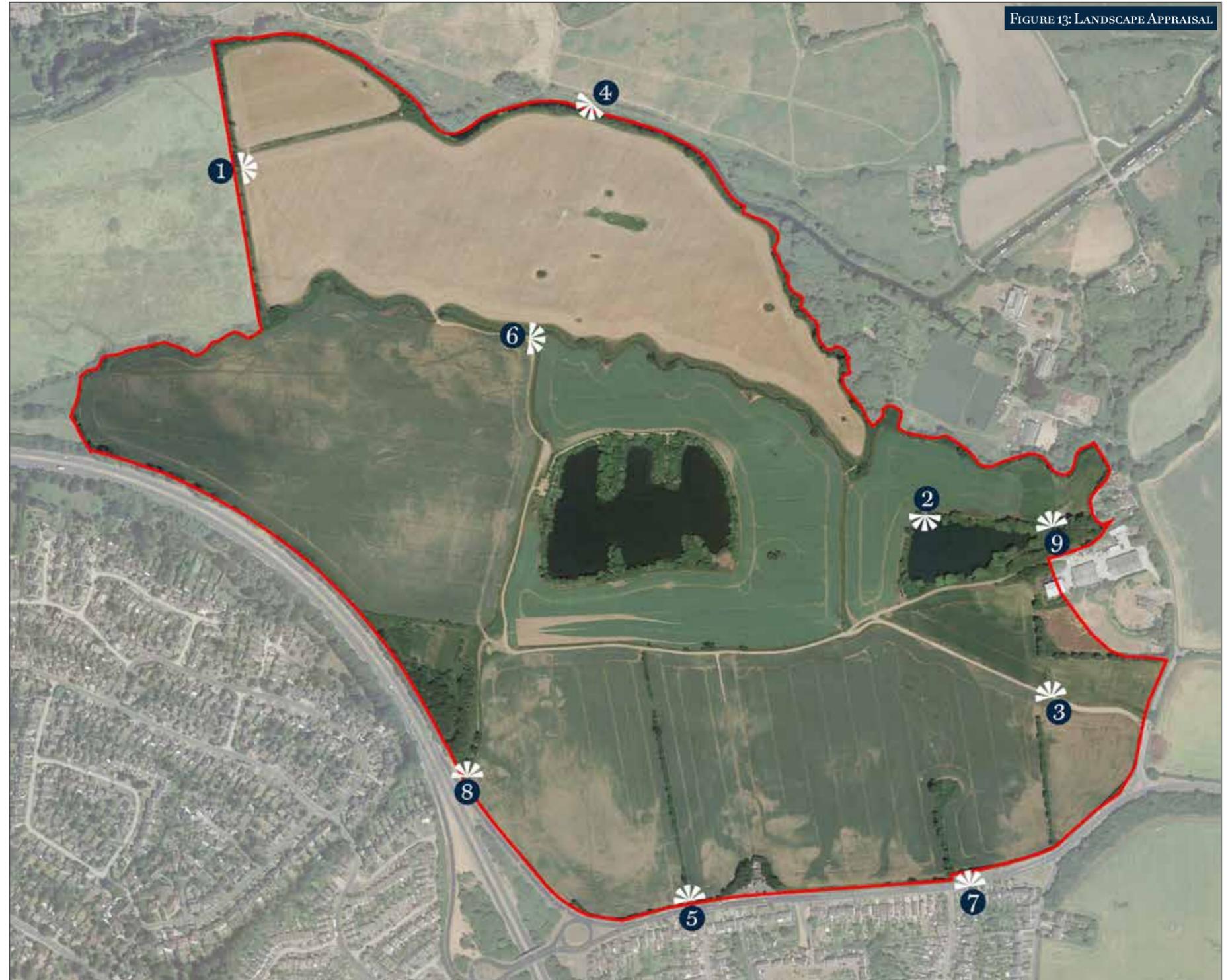


FIGURE 13: LANDSCAPE APPRAISAL

Legend

- Masterplan Boundary
- ☀ Location of Photographs



1 Improved grassland



2 Eastern fishing pond



3 Undulating arable farmland



4 River Chelmer



5 Central hedgerow within the site



6 Tributary of the River Chelmer



7 Hedgerow along Maldon Road



8 Woodland along A114



9 Ephemeral pond

3.7 ECOLOGY & BIODIVERSITY

This section includes a summary of the key information provided in the Ecological Appraisal prepared by Aspect Ecology, illustrated in Figure 14. It also includes an analysis of the level of importance identified for the landscape features on the site, as shown on Figure 15.

The site is not subject to any nature conservation designations, although two Local Wildlife Sites are located adjacent to the site's north-western and north-eastern boundaries.

The site provides opportunities for a range of faunal species, and a number of species have been recorded during surveys:

- Otter – evidence has been recorded from the River Chelmer to the north;
- Water Vole – watercourses and ditches within the site offer potential for this species, although no evidence has been recorded;
- Birds – a relatively diverse assemblage of birds has been recorded at the site,

largely associated with the watercourses and ponds, including the declining farmland bird species Skylark, Linnet and Reed Bunting; and

- Reptiles and amphibians – the ponds support potential habitat for amphibians, although Great Crested Newt is absent from the site. The arable fields and improved grassland which dominate the site are unsuitable for reptile species, although some potential habitat occurs in association with the watercourse corridors, pond margins and other semi-natural habitat areas.

On this basis, the arable fields within the southern part of the site are considered to be relatively unconstrained in terms of ecology, although consideration should be given to retention and enhancement of the boundary hedgerows.

There are opportunities for ecological enhancements, and a significant net gain for biodiversity could be provided by linking to the Local Wildlife Sites to the north.

Constraints

- Protect the environment of the River Chelmer for otters.
- Protect the environment for birds.

Opportunities

- Manage existing ditches and watercourses for marginal and emergent vegetation and control non-native species.
- Provide species-rich wildflower grassland for invertebrates.
- Manage existing hedgerows and provide new hedgerows for declining farmland bird species.
- Provide faunal habitat features such as Otter Holts, bat/bird boxes and swift bricks.
- The scheme will seek to achieve a minimum of 10% in biodiversity net gain.

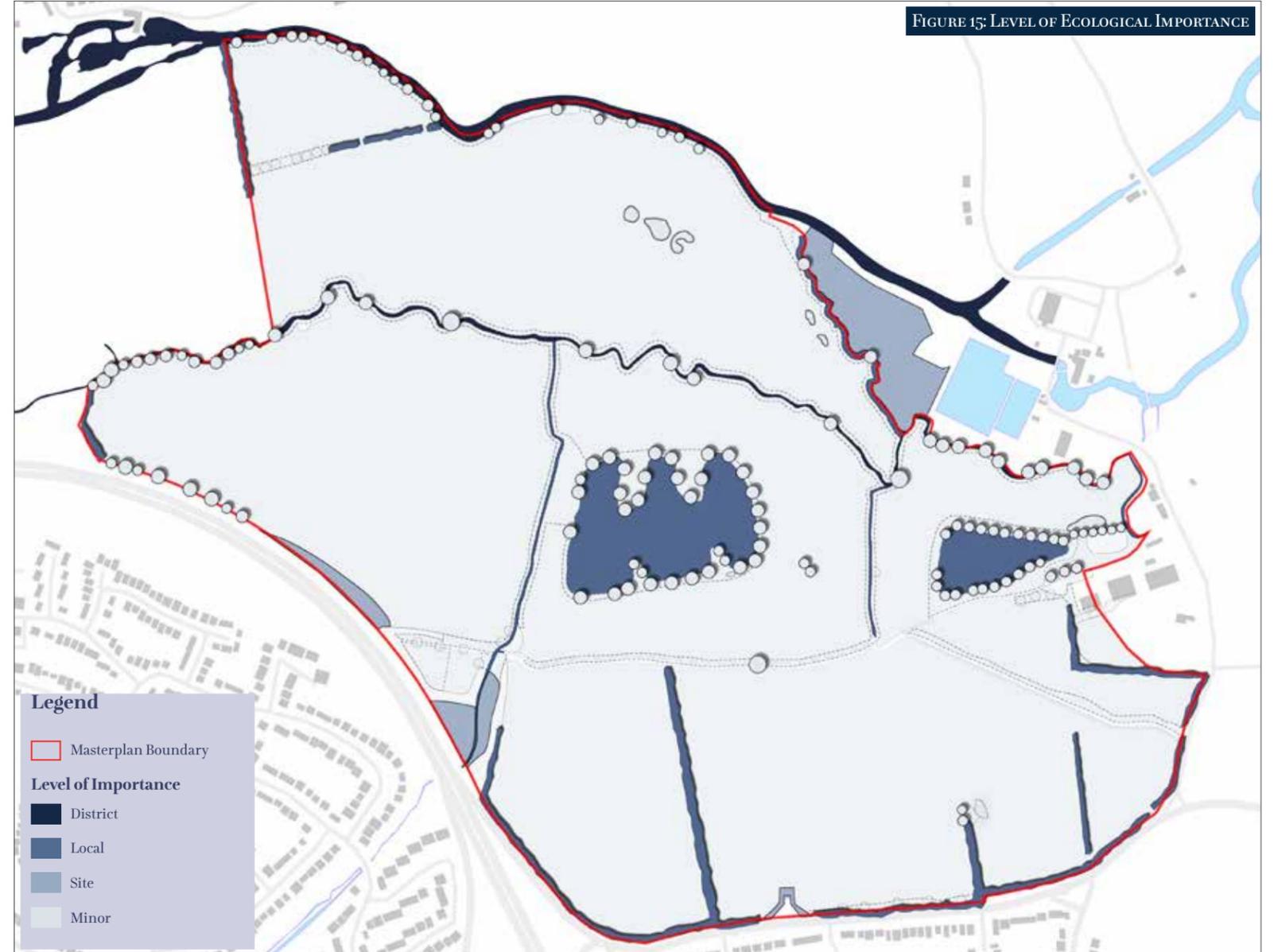
FIGURE 14: ECOLOGY & BIODIVERSITY



Legend

Masterplan Boundary	Tall Ruderal Vegetation	Hedgerow	Otter Spraint
Arable	Woodland	Pond	Potential Sensitive Ecological Area
Semi-Improved Grassland	Scrub	Ephemeral Pond	Tree
Improved Grassland	Scattered Scrub	Ditch	

FEATURE	LEVEL OF IMPORTANCE	DESCRIPTION
Arable	Minor	n/a
Improved Grassland	Minor	n/a
Semi-Improved Grassland and Tall Ruderal Vegetation	Minor	n/a
Woodland	Site Importance	n/a
Hedgerows	Local Importance	H1: Box-cut
		H2: Treeline, somewhat gappy towards western end
		H3: Loose, scrubby
		H4: Gappy hedgerow
		H5: Line of young trees
		H6: Gappy
		H7: Box-cut
		H8: Box-cut
		H9: Line of young trees
		H10: Associated with c.6m wide grass strip. At the western end a 30-40m section has been replanted, approximately 5 years old
		H11: Extension of wooded strip at eastern end
		H12: Line of young trees
		H13: Relatively dense
		H14: Loose line of scrub and trees
		H15: Gappy
Tree and Scrub	Minor	n/a
Watercourses and Ditches	Local Importance	WC1: Minor ditch running behind residential properties.
	District Importance	WC2: Forms northern site boundary and main river channel with slow flow rate.
	District Importance	WC3: Tributary to main river with silty base, moderate flow rate and steep banks, approx. 60 degree angle. Stony/gravelly bed in parts.
	Local Importance	WC4: Along woodland edge, largely drying out, silted with debris. Does not connect to WC5, with main flow diverted along WC3.
	District Importance	WC5: Main river channel (River Chelmer), moderate flow.
	Local Importance	WC6: Runs adjacent to wooded strip, more of an engineered channel in the southern portion. Approx. 1.5m wide at base with steeply sloping 1m high banks.
	Local Importance	WC7: Formed at a junction of WC3, more of a ditch running south with a narrow V-shaped channel with 45-60 degree banks.
	Minor	Dr: Engineered earth channel with shallow flow over stony base.
Ponds	Local Importance	P1: Fishing lake
	Local Importance	P2: Fishing lake
	Minor	P3: Small pond/hollow
	Minor	P4: Small pond
	Minor	EP1: Shallow scrapes within field
	Minor	EP2: Shallow scrapes within field
	Minor	EP3: Flooded area of field adjacent to P2



Key Information

- The Ecological Appraisal notes that "none of the hedgerows are considered likely to qualify as 'important' under the Hedgerows Regulations 1997".
- All features with district and local importance will be retained, except limited sections of hedgerows to accommodate access to the site, and its internal road layout.
- Features with significant value to fauna, such as trees with bat roosting potentials, will be retained.
- The hedgerows to be removed to accommodate the access and internal layout to the site will be those identified with less desirable characteristics, for example hedgerows that are gappy (H6) and hedgerows formed of lines of young trees (H5, H9, H12)
- Any loss of hedgerows will be compensated for through the reinforcement of retained hedgerows and introduction of new hedgerows with an appropriate and diverse mix of native species.

3.8 ARBORICULTURE

An Arboricultural Survey was carried out by Sharon Hosegood Associates on the allocated land on the southern part of the site, with the quality and distribution of existing trees illustrated on Figure 16, together with the bat roosting potential of trees identified in the Ecological Appraisal prepared by Aspect Ecology.

The majority of the trees within the study area were categorised as Category B, having moderate quality and value. The only Category A tree within the site, located adjacent to the south-east boundary is protected by Tree Preservation Order (TPO) 2000/8.

A number of trees within the site were identified as Category U, and therefore categorised as unsuitable for retention.

All the hedgerows running north-south were identified as Category C, having low quality and value. In contrast, the majority of hedgerows bounding the site to the south along Maldon Road are classified as Category B.

As set out in the Aspect Ecology Ecological Appraisal, a number of trees providing bat roosting potential are present, whilst the site supports a moderate assemblage of foraging and commuting bats, with activity dominated by Common Pipistrelle.

Constraints

- Protect the TPO tree located on the south-east of the Site.
- Protect moderate - high quality and value trees (Category A and B).
- Retain where possible Category U trees that have been identified as having Moderate - High Bat roosting potential.
- Ensure development respects Root Protection Areas (RPAs) for retained trees and hedgerows.

Opportunities

- Manage existing trees appropriately to enhance their quality and value.
- Strengthen groups of trees by providing additional tree planting buffers.
- Plant new trees and hedgerows to strengthen the overall structure of vegetation.
- Provide a diverse palette of new tree planting as part of a holistic strategy of multi-functional Green Infrastructure and habitat enhancement.
- Provide new tree planting in the proposed Country Park in accordance with landscape character guidance.
- Positively integrate existing vegetation into proposed development.
- Potential to integrate street tree planting within proposed housing areas.

FIGURE 16: ARBORICULTURE



Legend

- | | | | |
|---|---------------------------------------|---|--------------------------------------|
| Masterplan Boundary | Category C - low quality and value | Tree with High Bat Roosting Potential | Tree with Low Bat Roosting Potential |
| Category A - high quality and value | Category U - unsuitable for retention | Tree with Moderate Bat Roosting Potential | |
| Category B - moderate quality and value | Tree Preservation Order 2000/8 | Tree with Low-Moderate Bat Roosting Potential | |



A1114 Essex Yeomanry Way



Pylon and electricity overhead lines



Pond within the site



Vehicle access gate to the site



Local Wildlife Site (LoWS)



Category U tree with High Bat Rooting Potential
Page 191 of 385



Bus Stop on Maldon Road



River Chelmer and area of Chelmer and Blackwater Navigation Conservation Area



A ditch within the site



Rising topography in the southern part of the site

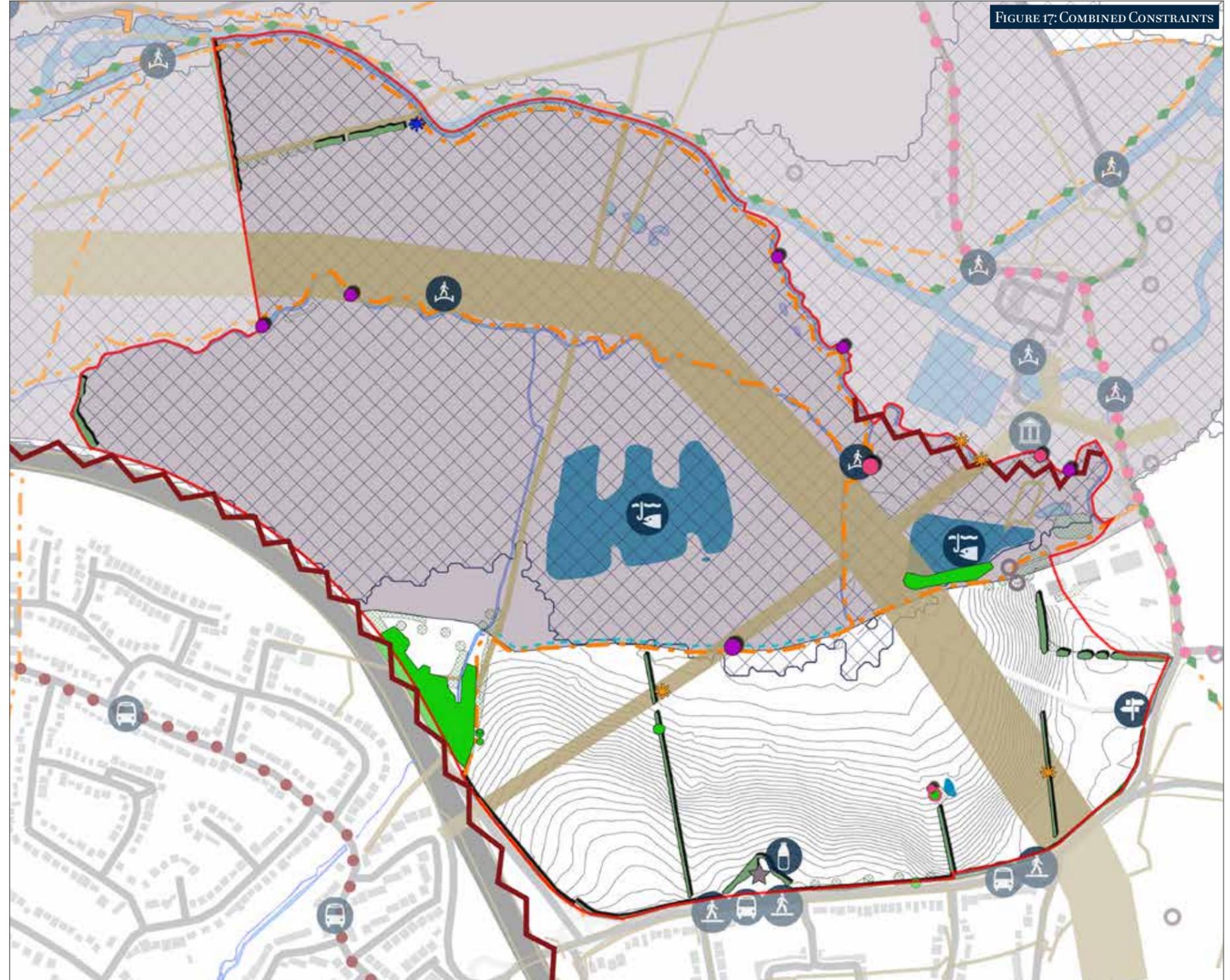
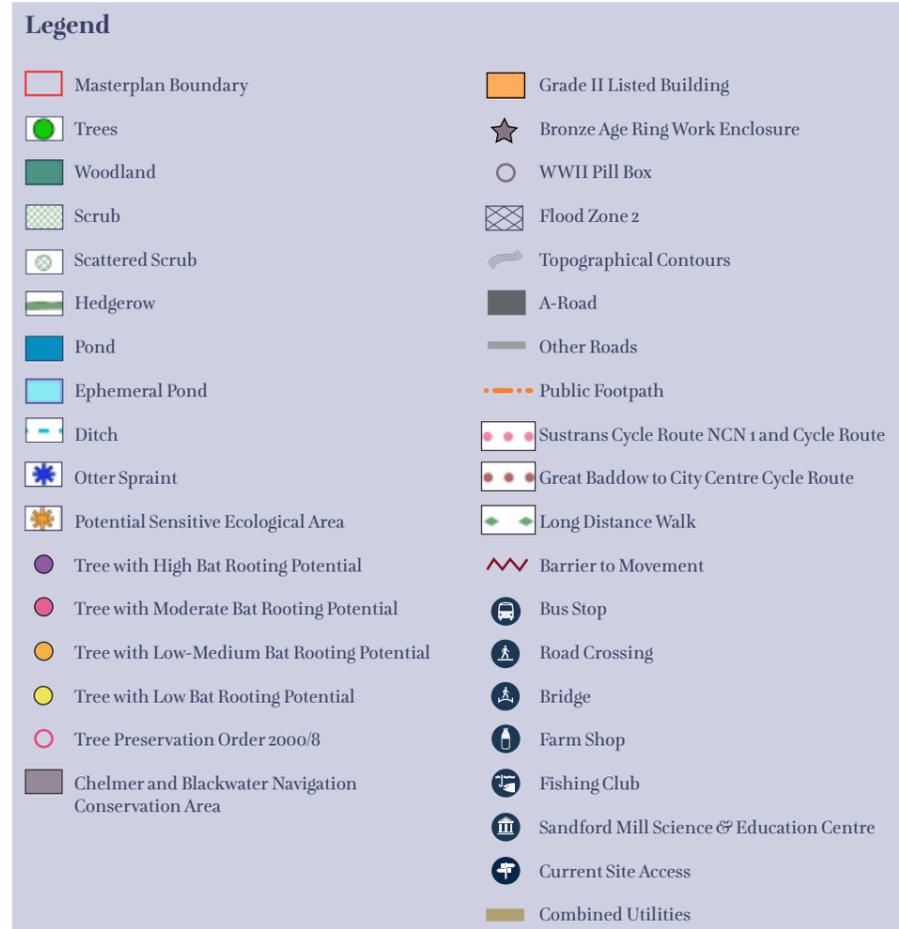
3.9 COMBINED CONSTRAINTS

Chapter 3 of the Masterplan Document has explored and analysed the various existing features, designations and characteristics of the site and its immediate surroundings. This has enabled the identification of key constraints and opportunities relevant to each aspect.

Each layer of constraints information has been explored in full detail in previous sections of this chapter, with the resulting combined constraints plan (Figure 17) illustrating the overall effect on the site.

This constraints plan has strongly influenced the emerging design of the proposed development.

Figure 17 demonstrates the complexity of the site in terms of constraints and existing notable features that have a strong influence on the character of the site and that must be addressed positively in order to prepare a successful design for the proposed development.



Overall Constraints Summary

- Conserve and enhance the character, appearance and setting of the Chelmer and Blackwater Conservation Area.
- Protect existing heritage assets such as the Bronze Age ringwork enclosure and the WWII pillbox.
- Protect important views into and through the site from across the Chelmer Valley including long distance views and the visual influence of notable landmarks.
- Protect open character of river valley and northern part of the site.
- Protect and enhance the PRoW network.
- Retain site access via Sandford Mill Lane junction.
- Protect existing vegetation, including trees and hedgerows that are to be retained.
- Protect existing watercourses and waterbodies.
- Protect the landscape features that provide habitat potential for wildlife.
- Provide a sensitively designed development that respects the underlying landform.
- Maintain the valley floor free of development.
- Prevent agricultural encroachment on the navigation and prevent further loss of grazing on the valley floor meadows.
- Avoid diversion of significant constraining utilities that incur high costs and incorporate them to the masterplan design.

Overall Opportunities Summary

- Provide a well-connected internal road layout with good pedestrian and cycle permeability linking with areas outside of the site, including a connection through the site between the Sustrans Cycle Route NCN1 and the Great Baddow to City Centre Cycle Route.
- Provide enhanced vehicle entrance to the proposed development at the Sandford Mill Lane / Maldon Road junction.
- Provide good opportunities for use of sustainable forms of transport including public transport.
- Enhance the historic and natural environment.
- Create a network of multi-functional Green Infrastructure strongly linked with existing networks outside of the site.
- Provide suitable SuDS and flood risk management and enhance existing waterbodies, including reservoirs.
- Ensure appropriate habitat mitigation and creation is provided, including ponds and scrapes to encourage wetland habitats. The scheme will seek to achieve a minimum of 10% in biodiversity net gain.
- Provide a coherent network of public open space, formal and informal sport, recreation and community space within the site.
- Remove overhead electricity lines and pylons from the site and install electricity cables underground.
- Increase in woodland and hedgerow planting including tree planting alongside rivers comprising willow pollarding and native black poplar.
- Create areas of grazing meadow.
- Increase public access whilst protecting landscape character.
- Manage open and expansive character of the site.
- Maintain long-distance views across the valley.
- Provide species-rich wildflower grassland for invertebrates.
- Manage existing hedgerows and provide new hedgerows for declining farmland bird species.
- Allow landform to strongly influence the proposed development.
- Integrate existing waterbodies into Country Park for greater public amenity and biodiversity benefit.
- Provide SuDS features at northern edge of developable area.
- Protect and integrate the pillbox near Manor Farm within the proposed development and introduce interpretation opportunities.
- Protect and enhance the setting of the Bronze Age ringwork enclosure through a 25m buffer, a 25m landscape link to the valley floor and the introduction of interpretation opportunities.
- Provide sensitively designed built form on the southern part of the site to reduce visual impact and create variation in roof patterns.
- Provide sympathetic landscape interfaces to sensitive edges such as the southern Conservation Area boundary.
- Create visual links through the development to provide a sense of connectivity with the flood plain from the elevated slopes.
- Residential development can be well supplied by utilities, as close points of connections and capacity can be made available.



A landscape photograph showing a vast, golden field in the foreground, likely a field of mature grain or wildflowers. The field is bordered by a line of trees and shrubs in the middle ground. In the background, there are rolling hills and a clear blue sky with scattered white clouds. The text 'Masterplan Framework' is centered over the image, framed by two horizontal black lines.

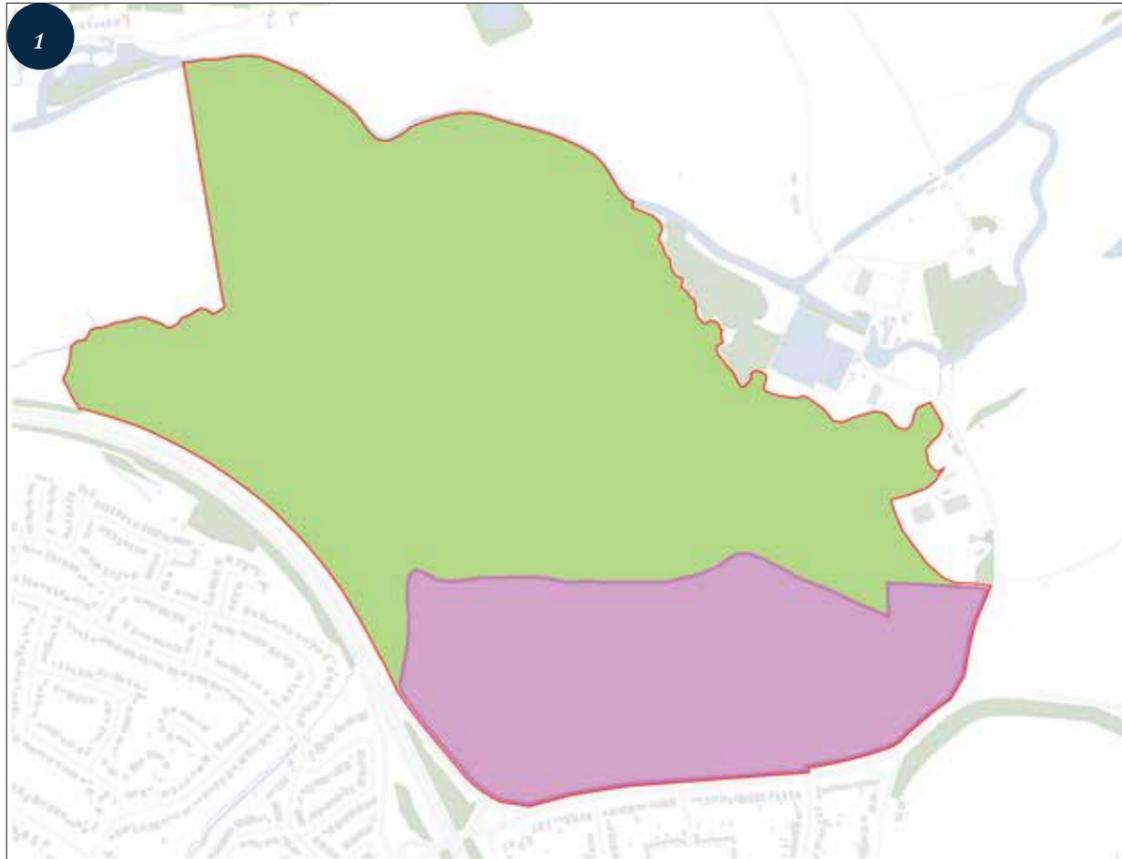
Masterplan Framework

4.1 DEVELOPMENT OPPORTUNITIES

The identification of a series of constraints and opportunities has enabled a detailed understanding of the site, its landscape context and the key considerations that must be addressed by the proposed development at Sandford Park.

Following on from the layer based constraints exercise, a series of development principles, responding to the most pertinent constraints have been prepared, culminating in the Masterplan Framework drawing.

These principles, illustrated graphically in the following Opportunities Plans, demonstrate how the basic design parameters of the proposed development have been set out with respect to the following key constraints:



1. Housing Allocation and Country Park

The southern part of the site is allocated as Strategic Growth site 3A of the Chelmsford Local Plan.

The northern part of the site is within the green wedge allocation, therefore it will be dedicated to a Country Park to respond positively to the policy and provide access to high quality green space for existing and future residents of the area.



2. Heritage Constraints

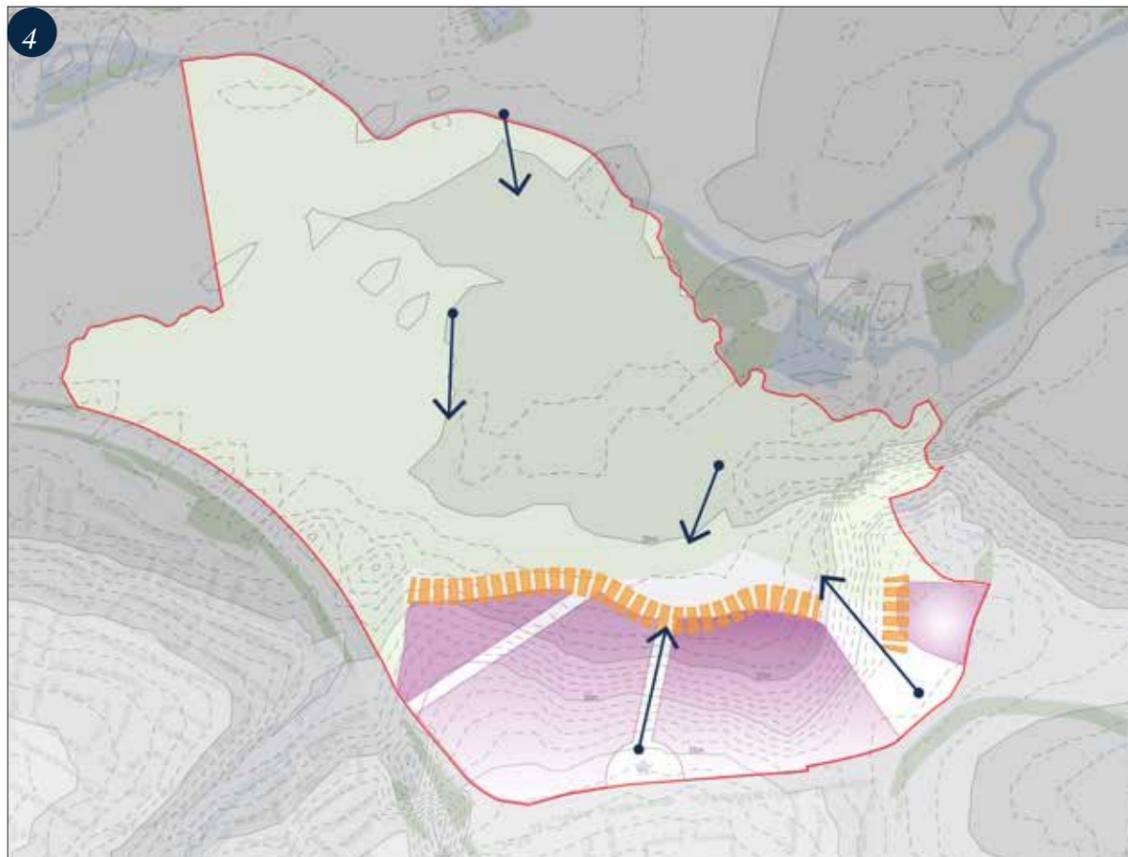
A 25m wide buffer for the Bronze Age ringwork enclosure is secured to protect the monument and its setting. An open landscape link will also be provided to maintain a connection between this feature and the valley floor.

As the Chelmer and Blackwater Conservation Area does not overlap with the allocation, there will be no housing within its boundary. However, the proposed development will need to respond positively to the Conservation Area as it will be part of its setting.



3. Utilities Constraints

Where possible, existing utilities will be rerouted, however the site layout must function successfully in the context of the existing gas and water main.



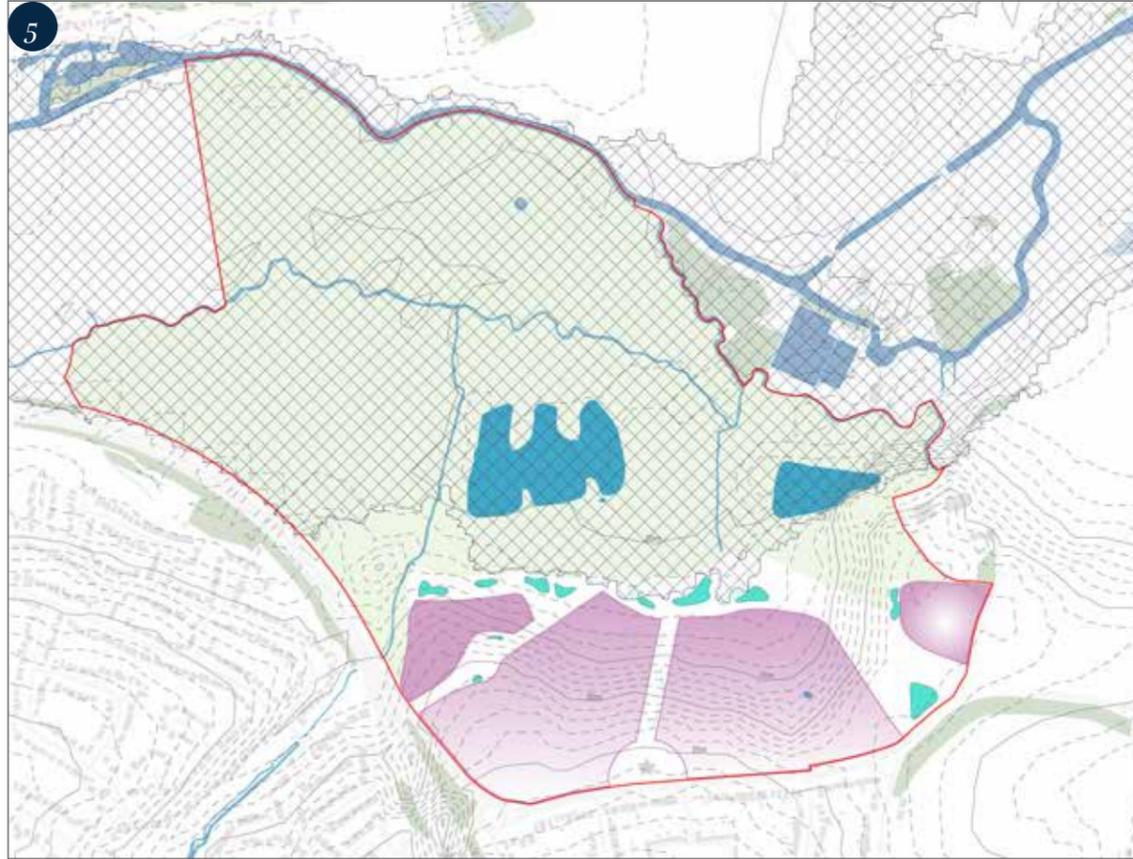
4. Key Views and Sensitive Edges

Existing open panoramic views towards Chelmsford city centre from elevated ground will be retained through the retention of a large swathe of open space in the south-east of the site, effectively subdividing the eastern parcel.

The edges of the parcels that front the Country Park will become the most sensitive edges of the development.

The design of the development will need to respond to these sensitive views and edges through architectural treatments as well as the creative use of green and blue infrastructure.

The southern site boundary is not considered to be highly sensitive due to the presence of existing residential built form on the skyline, together with Maldon Road. However, the proposed development will need to establish a strong and sensitive relationship with existing settlement patterns and allow adequate space for movement and green infrastructure along the southern edge.



5. Blue Infrastructure and Landform

No housing development will occur in the flood plain and the proposal will include a strong emphasis on blue infrastructure, including retaining and enhancing existing water features within the site in addition to providing new features as part of a sustainable drainage strategy.

These features will be most effective in the lowest part of the site, which also provides an opportunity to use blue infrastructure to create a sensitive transition zone between the proposed housing and the Country Park.



6. Existing Vegetation and Ecology

The majority of existing ecological and arboricultural features will be conserved and enhanced, including all category A and B trees and trees with moderate to high bat roosting potential.

The existing hedgerows on site will be largely retained, and will be reinforced with appropriate native species. Any hedgerow loss to facilitate access will be mitigated with extensive new native hedgerow planting.



7. Push & Pull

The proposed development will establish the strongest possible relationship with Great Baddow through a sensitive treatment of the southern development edges. In places, such as the Bronze Age enclosure or the A1114 edge, the parcel edges are set further back to provide a generous buffer and sense of space. In others, the buffer is reduced to allow the scheme to function as an extension to the existing settlement.

The buffer will be consistently wide enough to provide space for movement and green infrastructure, and would widen at junctions with existing landscape features such as hedgerows to give a sense of the development fitting sinuously within the landscape.

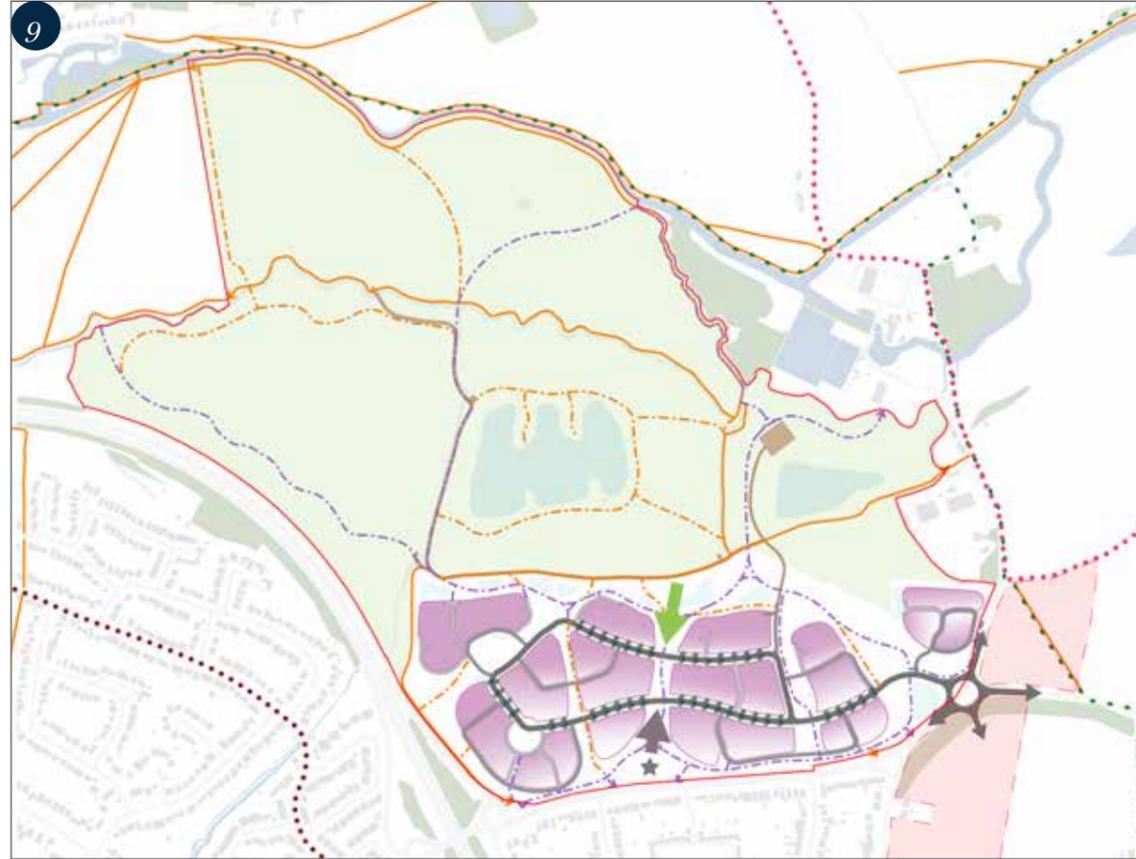


8. Green Fingers

A series of 'Green Fingers' are proposed extending into the housing allocation from the Country Park, following existing landscape features, the link to the Bronze Age ringwork enclosure and the route of existing utilities. These extensions of open space permeate the development from the north, creating a neighbourhood that is strongly influenced by landscape.

In addition to the strong north-south 'Green Fingers', the east-west connections through the development are proposed using avenue trees and verges.

These fingers of open space would include activity 'hot spots' such as play areas to meet the amenity needs of new residents and provide high quality landscape spaces for people.



9. Access & Permeability

A clear hierarchy of internal access routes is proposed, with primary, secondary and tertiary access roads complimented by cycle paths and formal and informal footpaths, all with a strong relationship with the existing PRoW network.

The proposed road layout has been designed sensitively and efficiently work within topographical constraints, as well as respecting the setting of the Bronze Age ringwork and Conservation Area by 'pinching' inwards to the centre of the site. Tertiary roads are typically arranged in cul-de-sacs to avoid excessive cut and fill exercises.

Linkages to wider rights of way, cycle routes, and existing facilities would also be provided for pedestrians and cyclists will be provided as part of a sustainable transport strategy.

Masterplan Framework Legend

- Masterplan Boundary
- Housing Allocation
- Bronze Age Ring Work Enclosure
- 25m Buffer for the Bronze Age Ringwork Enclosure
- Proposed Developable Areas
- Proposed Primary Road with Shared Footway/Cycleway
- Proposed Secondary Road
- Proposed Tertiary Road
- Formal Public Open Space with Higher Levels of Containment
- Proposed Car Park (up to 42 spaces) and Vehicular Access for the Country Park
- Proposed NEAP
- Proposed LEAP
- Proposed Informal Kick-about Area
- Proposed Green Spaces
- Existing and Retained Trees
- Potential Areas for New Tree Planting
- Existing and Retained Hedgerows
- Proposed Hedgerows
- Proposed SuDS Features
- Existing/Proposed Pedestrian Routes
- Proposed Pedestrian/Cycle Routes
- Proposed Grazing Area Access Route
- Sustrans Cycle Route NCN1 and Cycle Route
- Great Baddow to City Centre Cycle Route
- Saffron Trail and Centenary Circle Long Distance Walks
- Proposed Pedestrian/Cycle Bridges

4.2 MASTERPLAN FRAMEWORK



- A. Site entrance and proposed five arm roundabout.
- B. Development pulled back so that existing views towards Chelmsford from elevated land are maintained creating a stunning backdrop to the site entrance.
- C. Development pushes closer to Maldon Road, positively addressing the existing settlement edge and ensuring that the new development is perceived as a part of the wider settlement.
- D. A looser development edge is proposed around the Bronze Age ringwork enclosure such that new built form sensitively addresses the heritage feature and its setting.
- E. Principal pedestrian and cyclist entrance to the site from Great Baddow, forming a key secondary gateway.
- F. Parcel edges fronting onto the potable water easement are also formed in a softer geometry with groups of trees and proposed hedgerow running down towards the Country Park to help reduce the perceived impact of the existing utility on the housing layout.
- G. SuDS features located within the allocation boundary and dispersed along the Country Park frontage creating a network of green and blue features that provide a transition zone and help articulate this sensitive edge.
- H. Car parking provided at the eastern edge of the Country Park to provide vehicle access to the Country Park and Sandford Mill.
- I. Play spaces dispersed through the neighbourhood but with the larger provision co-located in this location so that it acts as an anchor to the Country Park.
- J. An undulating edge of development maximises the number of property frontages that positively address the park, making the most of that asset and the unique landscape setting of the development whilst avoiding a 'hard' linear built form edge to the park
- K. Movement route conceived as a loop road that works with the contours without following them exactly. This route would be a tree lined avenue which changes to a less formal character as it crosses the 'Green Fingers'.
- L. A more urban typology of open space at the heart of the western development parcel which forms a destination along the loop road and provides the opportunity for different housing typologies and landscape character.
- M. Eastern cycle gateways, providing sustainable onward links to the National Cycle Network, Site 3D and Sandon Village, School and Park & Ride.

5

A rural landscape featuring a large, golden-brown field in the foreground, a line of green trees in the middle ground, and a blue sky with scattered white clouds. Several power lines stretch across the scene. The title 'Design Framework' is centered over the image, flanked by two horizontal black lines.

Design Framework

5.1 ACCESS & PARKING

The layout of the proposed development at Sandford Park has been designed through an iterative process with the aim of providing a permeable access hierarchy, a logical and legible structure and a sensitive approach to plot access and frontages.

Access Strategy

The starting point for the access strategy is the primary loop with its associated dedicated cycle-path. The alignment of this key route has been developed through iterative design to respond to:

- Topography: by gently deviating from the landform to help create a varied roofline and a dynamic streetscape.
- Existing vegetation structure: by limiting the number of points at which the road crosses existing hedgerows.
- The existing settlement pattern and the bronze age ringwork enclosure: by pinching and pulling the alignment to establish strong relationships to the former and appropriate set backs from the latter.

The alignment of secondary and tertiary roads has been set out with the aim of creating a series of suitable sized perimeter block sub-parcels. Wherever possible, loop road arrangements have been included, with the only cul-de-sacs being tertiary roads that front onto the Country Park interface.

The proposed development will be designed to accord with local standards for waste collection.

Parking Strategy

A considered approach to plot access and parking has been developed, where the central finger - a key sensitive landscape space - will be designed with no vehicle access to plot frontages, and a direct relationship between landscape and built form.

The Country Park frontages are set out with a hybrid approach, where the parcels are defined to the north by a mixture of landscape and sensitively designed tertiary roads and private drives. The remainder of the development would be laid out with vehicle access to frontages.

Parking provision will be designed in accordance with local standards as part of the planning application.

Pedestrian Permeability

A network of pedestrian pathways has been set out to provide a high degree of permeability to complement footways on proposed primary, secondary and tertiary/shared surface roads.

This network positively incorporates existing Public Rights of Way, and provides a mixture of direct desire lines and attractive recreational routes. Pedestrians will have easy access to the Country Park as well as a key east-west route along Maldon Road.

A series of new, improved and retained crossings as shown on Figure 19 provide connectivity to existing settlement, the adjacent allocations, and the existing farm shop.

Buses

Bus operators are unlikely to divert services to enter the site given the accessibility of existing bus stops to future residents, and the delays to journey times that such re-routing would cause. Nonetheless, as demonstrated by Figure 19, future residents will have easy access to existing bus stops along Maldon Road, aided by a series of existing and proposed crossings.

Country Park Access

A controlled access car park with access track is provided linked to the primary loop. It is expected to provide capacity for up to 42 spaces with permeable surfacing suitable to its flood zone and Conservation Area location.

The route through the development will be accompanied by a dedicated cycle and pedestrian path with a bespoke landscape treatment to aid legibility. This route will include a bridge providing access to the Sandford Mill, and any visitor facilities that may be provided in this location.

Consideration will be given to non-vehicular access to equestrians within the Country Park. This will be explored further in consultation with Chelmsford City Council during the planning application stage.



FIGURE 19: ACCESS AND PARKING STRATEGY

Legend

Masterplan Boundary	Adjacent Allocations	Proposed Primary Road	Proposed Pedestrian Only Routes
Existing Uncontrolled Road Crossings	Proposed Signal Controlled Crossings	Proposed Secondary Road	Proposed Shared Pedestrian/Cycle Routes
Existing Bus Stops	Proposed Grazing Area Access Route (for agricultural vehicles)	Proposed Tertiary Road	Key Wider Pedestrian Links
Existing Farm Shop	Proposed Pedestrian/Cycle Bridge	Proposed Car Park (up to 42 spaces) and Vehicular Access for the Country Park	400m Buffer to Bus Stops

5.2 CYCLING

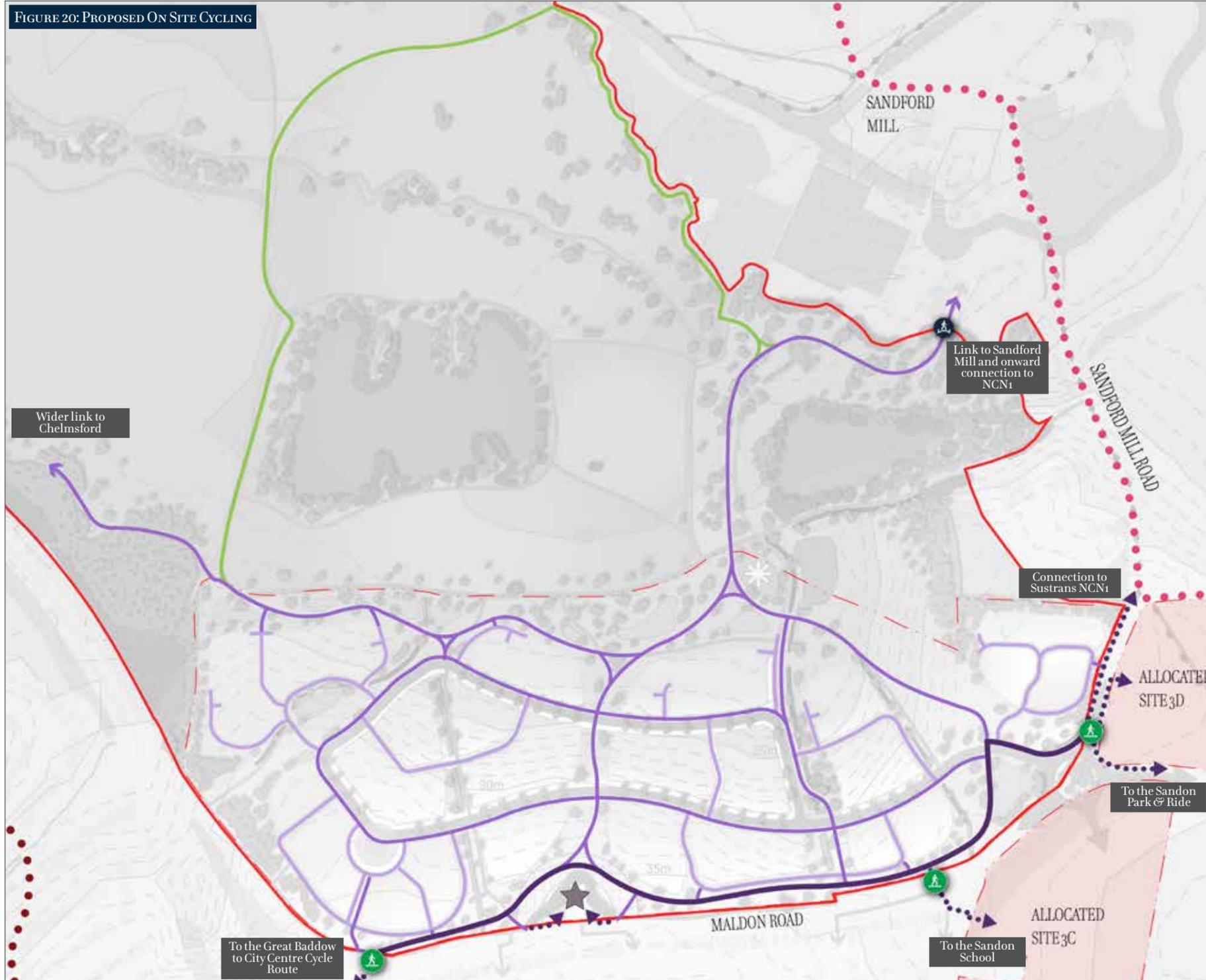


FIGURE 20: PROPOSED ON SITE CYCLING

Cycling is at the heart of a sustainable housing development, and particularly so for Sandford Park given the site's location and opportunities it presents.

The design of the development includes a highly permeable and well-connected network of cycle routes, with a clear hierarchy and a design underpinned by the latest technical guidance.

At the top of the hierarchy, the East-West Link provides a safe, segregated alternative to cycling on Maldon Road and provides access to Great Baddow from the site and the wider allocated sites to the east.

The primary road and key linkages through the green fingers will be provided with shared cycle/footways, while informal recreational routes will be provided within the Country Park.

There will also be cyclable connections with the wider area, with a link to Sandford Mill in the north-east, adjacent allocations, the National Cycle Network Route and local facilities in the south-east, a connection to Great Baddow in the south-west, and a potential link to Chelmsford through the Country Park. There is also the potential for

the Sandford Mill route to connect directly to the National Cycle Network route.

Finally, a loop with a recreational, leisure focus will be provided within the Country Park itself. This hierarchy will determine the dimensioning and materiality of the various routes, from 5m wide tarmac surfaced segregated cycle-paths to 3m wide crushed stone informal tracks.

A series of signal controlled crossings provide safe crossing points to Maldon Road as well as access to neighbouring allocated sites. The scheme is also anticipated to have direct cycle access to the farm shop, as shown on Figure 20.

The proposed development will also be delivered with appropriate cycle parking infrastructure including bike stands in key locations within the layout to encourage sustainable transport within the site.

All off-site routes are shown indicatively and may be subject to third party land consents. Contributions to off-site improvements will be provided subject to the relevant tests set out in the NPPE.

Figures 19 & 20 demonstrate the anticipated site wide cycle and pedestrian permeability and hierarchy provided by a mixture of formal and informal cycle and walking routes and the secondary and tertiary road layout. It also shows how the development will fit within a wider context of pedestrian and cycle permeability. All proposals are indicative and subject to detailed design as part of the planning application.

Legend

Masterplan Boundary	Great Baddow to City Centre Cycle Route	East-West Link - 3+2m Segregated Cycleway/Footway	Key Wider Cycle Links
Existing Farm Shop	Sustrans National Cycle Network Route 1	3.5m Shared Cycleway/Footway	Proposed Signal Controlled Crossings
Adjacent Allocations		Secondary & Tertiary Roads - On Road Cycling	Proposed Pedestrian/Cycle Bridge
		Country Park - Informal Cycle Tracks	

5.3 WIDER CYCLING CONNECTIONS

The proposed development at Sandford Park is guided by a movement strategy that includes an emphasis on sustainable transport modes and aims to establish strong pedestrian and cycling linkages with wider existing networks, thereby taking advantage of the site's strategic location in cycling and walking distance from the centre of Chelmsford and local facilities and amenities. The following sections explain the various aspects of the sustainable transport proposals.

A fundamental part of the emerging sustainable transport strategy for the proposed development is the ability for future residents of the development to commute to the city centre by bicycle.

The purpose of this section is to provide an analysis of the potential options for cycle routes between the proposed development and the city centre, objectively setting out the benefits and constraints affecting each route and allowing the creation of a practical and evidence based sustainable movement strategy.

Methodology

The five routes that have been assessed are illustrated in Figure 21.

The five options have been chosen based on a combination of existing established cycle routes (Sustrans National Cycle Network Route 1 (NCN1) and the Great Baddow to City Centre Cycle Route (GBCCR)), and the potential establishment of new routes as discussed with Chelmsford City Council in March 2020, and subsequently in March 2021.

The start and end point for all routes is the approximate centre of the residential part of the proposed development and the public square at the junction of High Street and Tindall Street in Chelmsford city centre.

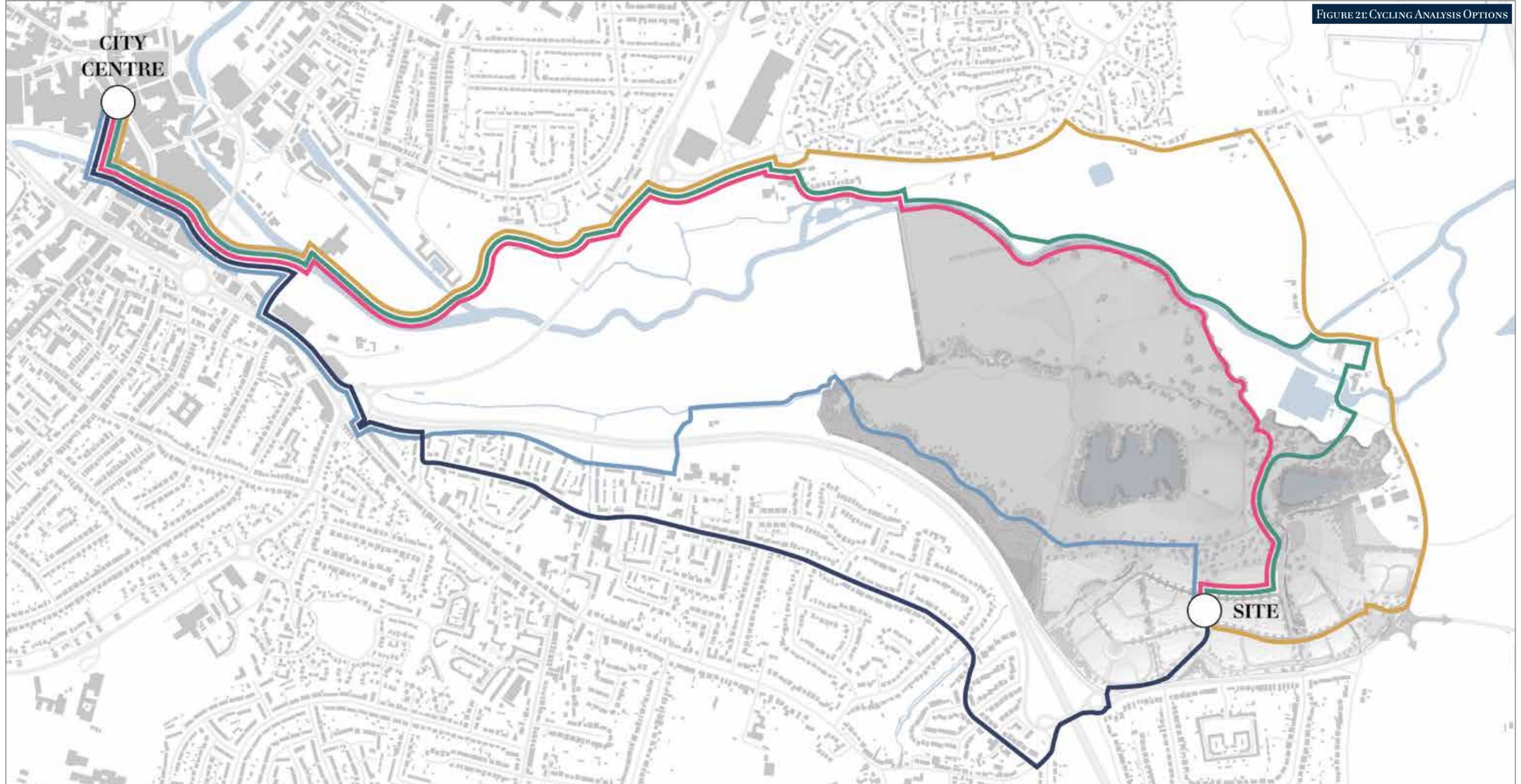
Each route has been analysed in four key areas:

- Key statistics (e.g. distance, elevation gain).
- Existing status (e.g. National Cycle Network Route, footpath, towpath, etc.), and whether cycling is currently permitted.
- Current form (e.g. on road, off road, rough track, etc.).
- Current usage by cyclists (based on the Strava Global Heat Map).

This document also identifies any infrastructure needed to achieve full cyclability along each route, and any potential implications or constraints likely to affect their delivery.



FIGURE 21: CYCLING ANALYSIS OPTIONS



- Legend**
- Cycling Route Option 1
 - Cycling Route Option 2
 - Cycling Route Option 3
 - Cycling Route Option 4
 - Cycling Route Option 5

CYCLE ROUTE OPTION 1

Route Length: 3.9km

Elevation Gain: 58m

Route Description: This route would extend through the site in a south-westerly direction to Maldon Road and across the A1114 at the existing road bridge before joining the GBCCR at Longmead Avenue. This newly established cycle link runs along quieter residential streets before passing through subways under the Army and Navy roundabout and subsequently principally on segregated cycle paths to the city centre. There are current proposals to reconfigure the Army and Navy Roundabout, which are likely to include the provision of 'at-grade' crossings instead of an underpass.

Strengths

- Second shortest distance amongst the five cycling options.
- Minimum infrastructure increases the ability for quicker / efficient delivery and limits the number of stakeholders involved.
- Cycling permitted along majority of the route.
- Lighting already provided along the route.
- Makes efficient use of existing cycle infrastructure.
- Negligible impact on Heritage, Ecology & Landscape.
- High levels of existing usage.
- Not in the flood plain.

Weaknesses

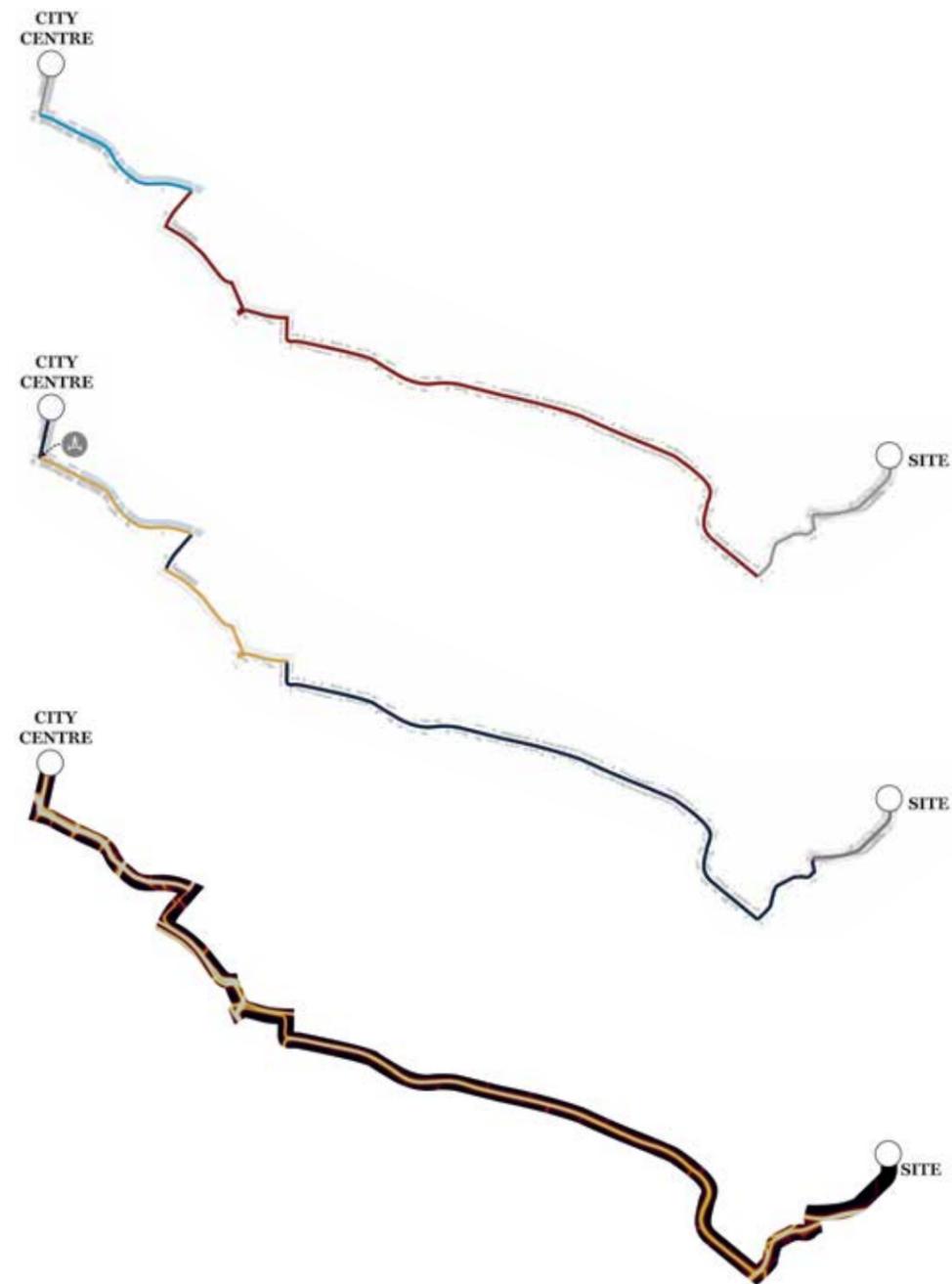
- Second highest elevation gain amongst the five cycling options.
- Substantial section of route is on roads.
- Not likely to be seen as a scenic route.

Infrastructure Required

- Toucan crossing of Maldon Road.
- Footway widening to Baddow Hall Avenue.
- Potential for a Copenhagen style crossing of Baddow Hall Avenue.
- Toucan crossing and or junctions works around Jeffrey Road, Maldon Road and Longmeadow Avenue to provide cycle connectivity onto Longmeadow Avenue.

Constraints

- Technical feasibility of cycle path upgrade over A1114.
- Changes to Army and Navy roundabout to be factored in.



Existing Status

Cycling Permitted

- Great Baddow to City Centre Cycle Route
- Sustrans NCN 1 and Great Baddow to City Centre Cycle Route

Cycling not Permitted

- No Status

Existing Condition

- On Road Cycle Route
- All Weather Cycle Track
- No Existing Route
- Existing Bridge

Existing Cycling Usage

- Frequently Used
- Rarely Used



Option 1 Route Map

CYCLE ROUTE OPTION 2

Route Length: 4.3km

Elevation Gain: 54m

Route Description: This route follows the River Chelmer as closely as possible with the first section running through the proposed Country Park via an existing Public Footpath on the southern side of the Chelmer and Blackwater Navigation. The route would then cross the navigation in the north-west corner of the site where a new bridge would be required. The middle section would run along Mill Vue Road before joining NCN1.

Existing Status

Cycling Permitted

- Sustrans Cycle Route NCN 1
- Sustrans NCN 1 and Great Baddow to City Centre Cycle Route

Cycling not Permitted

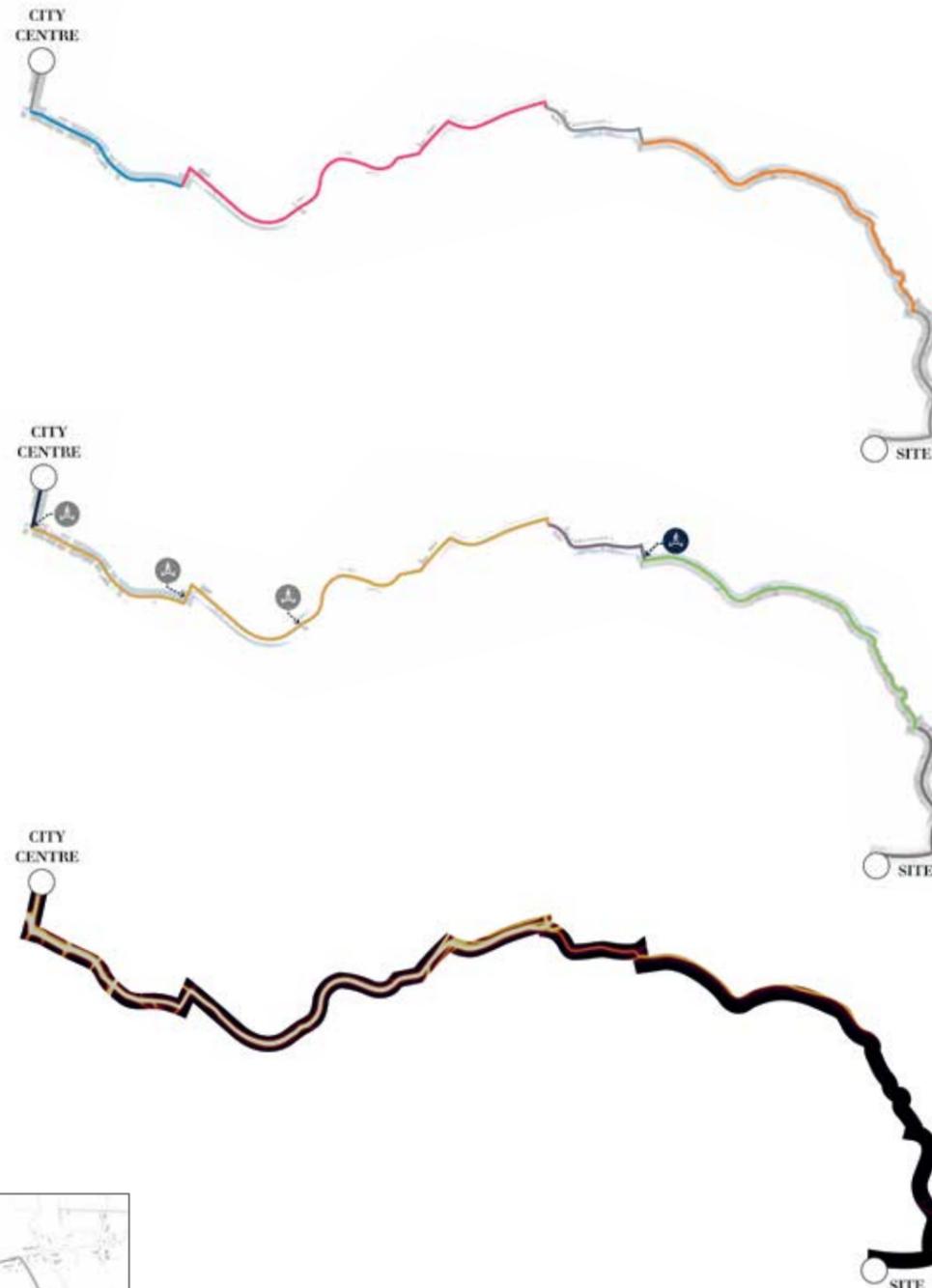
- Public Footpath (within the site)
- No Status

Existing Condition

- On Road Cycle Route
- All Weather Cycle Track
- Rough Track
- No Existing Route
- New Bridge Required
- Existing Bridge

Existing Cycling Usage

- Frequently Used
- Rarely Used



Strengths

- Third shortest route.
- Route with minimal elevation gain.
- Highly scenic route.
- One of the most segregated from motor traffic.

Weaknesses

- Does not make use of existing crossing of the navigation.
- Cycling not currently permitted along Chelmer Navigation towpath.
- Approximately half of route not surfaced to a safe cyclable standard.
- Approximately half of route not currently used for cycling.
- Potential safety issues associated with cycling next to a watercourse at night with low levels of surveillance.
- Much of route is within the floodplain.

Infrastructure Required

- A new cycle compliant bridge over the navigation.
- Extensive sections of new cycle path would need to be constructed including lighting along the Chelmer Navigation.

Constraints

- New bridge over navigation is likely to be a large structure to allow cycling and continued passage along navigation.
- Heritage and Landscape & Visual impacts of new infrastructure in the Conservation Area.
- Ecological impacts as a result of construction activities and new paths/lighting along the river.
- Likely to be resistance from stakeholders based on previous cycling projects along the Chelmer and Blackwater Navigation.
- Relies on substantial upgrades outside of land controlled by Hopkins Homes.
- Likely to be the most expensive and difficult to deliver of the four options due to infrastructure required.

CYCLE ROUTE OPTION 3

Route Length: 4.8km

Elevation Gain: 57m

Route Description: Route 3 extends northwards through the proposed Country Park via the Sandford Mill Science and Education Centre where a new bridge would be required over a non-navigable section of watercourse. From there, it would turn westwards and follow the Chelmer Navigation towpath to the vicinity of Barnes Lock, where it would connect to Mill Vue Road and subsequently to NCN1. This route could potentially remain on the towpath for a longer section as shown in Option 2.

Strengths

- Highly scenic route.
- Makes use of existing crossing of navigation.
- Approximately half of route is on an existing cycle way.
- Relatively high levels of existing usage.
- Provides a direct link to the Sandford Mill Science and Education Centre.

Weaknesses

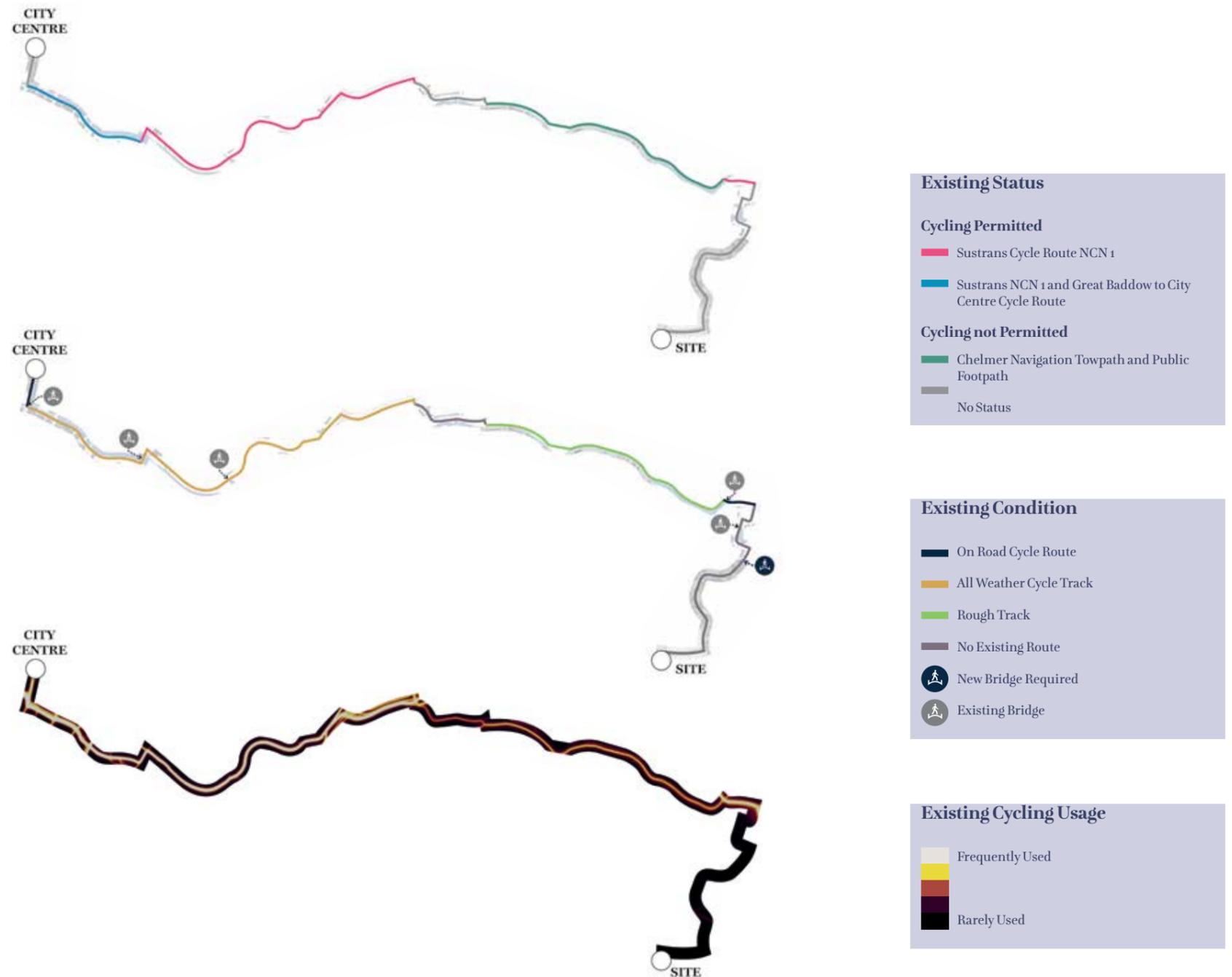
- Cycling not currently permitted along the Chelmer Navigation towpath.
- Chelmer Navigation towpath not surfaced to a cyclable standard.
- Higher elevation gain and route distance than Options 1 and 2.
- Much of route is within the floodplain.

Infrastructure Required

- New cycle paths within the site.
- New cycle compliant bridge over non-navigable section of watercourse.
- Cycle route through Sandon Mill Science and Education Centre.
- Construction of new cycle path including lighting along the navigation towpath.

Constraints

- Potential harm to the setting of the Chelmer and Blackwater Conservation Area.
- Heritage and Landscape & Visual impacts of new infrastructure in the Conservation Area.
- Ecological impacts as a result of construction activities and new pathways/lighting along the river.
- Likely to be resistance from stakeholders based on previous cycling projects along the Chelmer and Blackwater Navigation.
- Relies on substantial upgrades outside of land controlled by Hopkins Homes.
- Section of route running through Sandford Mill Science and Education Centre not in Hopkins Homes control; although this could be viable in the future depending on the Council's input.
- Much of route is within the floodplain.



Option 3 Route Map

CYCLE ROUTE OPTION 4

Route Length: 5.3km

Elevation Gain: 78m

Route Description: The route initially follows Sandford Mill Lane via the proposed roundabout within the site, crossing the River Chelmer via the existing bridge along the Sustrans Cycle Route NCN1. NCN1 runs initially along quiet lanes and extends alongside Chelmer Village Way. The final section of NCN1 is primarily a segregated cycle path into the centre of Chelmsford.

Existing Status

Cycling Permitted

- Sustrans Cycle Route NCN 1
- Sustrans NCN 1 and Great Baddow to City Centre Cycle Route

Cycling not Permitted

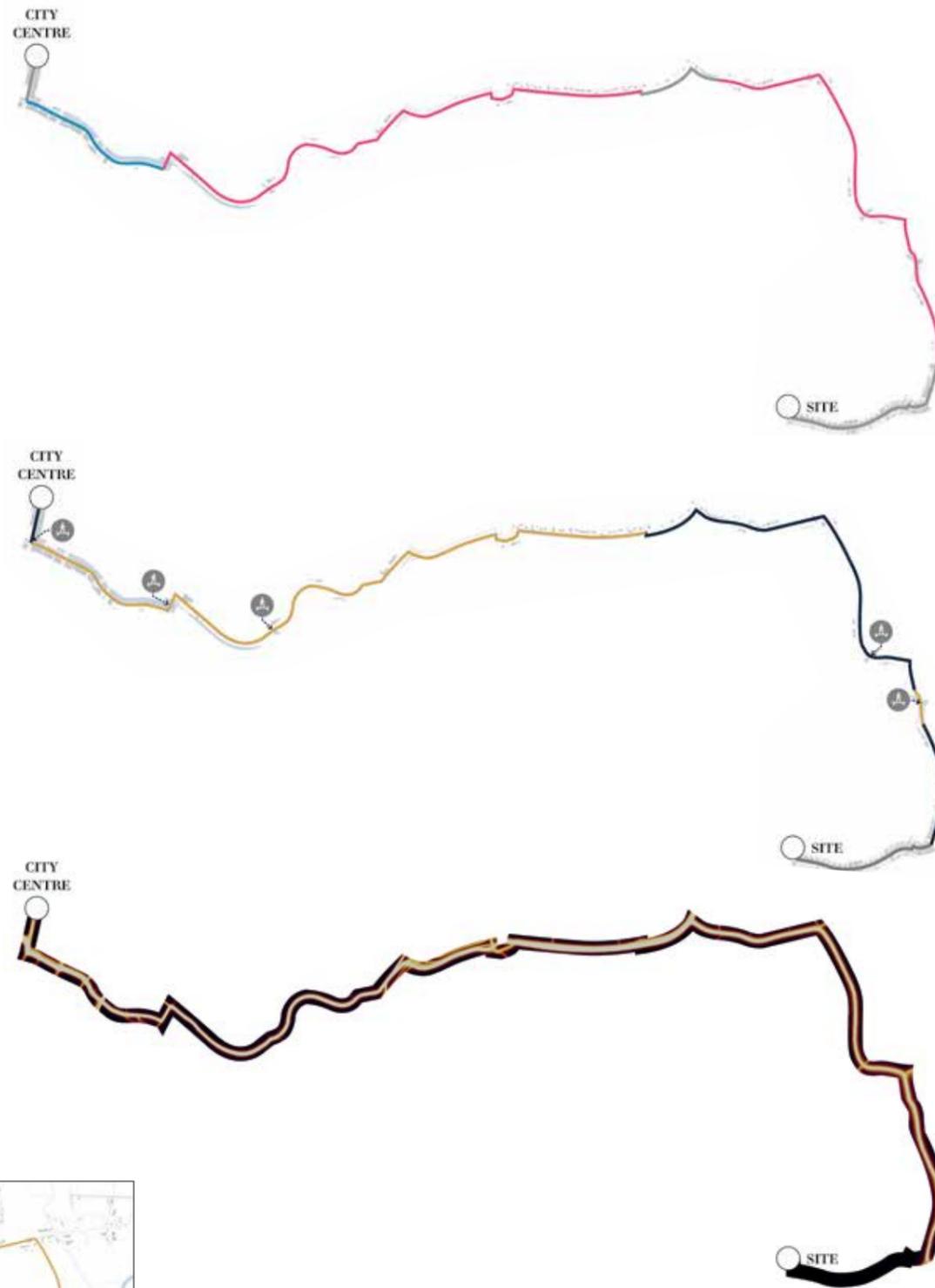
- No Status

Existing Condition

- On Road Cycle Route
- All Weather Cycle Track
- No Existing Route
- New Bridge Required
- Existing Bridge

Existing Cycling Usage

- Frequently Used
- Rarely Used



Strengths

- Relatively low levels of infrastructure required.
- Makes efficient use of existing cycle infrastructure.
- Majority of route is on an existing cycle route.
- Where route is on roads, they are quiet country lanes.
- Makes use of existing bridge over the Chelmer Navigation.
- Relatively scenic route.
- Very high levels of existing usage.
- Provides a convenient connection to NCN1.

Weaknesses

- Longest route amongst the five cycling options.
- Highest elevation gain amongst the five options.
- Narrow width of existing bridge over Chelmer requires cyclists to dismount.
- Part of route is within the floodplain.

Infrastructure Required

- New cycle paths within the site.

Constraints

- Width of bridge over River Chelmer.
- Part of route is within the floodplain.

CYCLE ROUTE OPTION 5

Route Length: 3.65km

Elevation Gain: 46m

Route Description: This route would extend through the proposed Country Park to the western site boundary, crossing a small watercourse to join Public Right of Way 220_5. The route would then continue westwards past Meadgate Farm before running southwards through an existing underpass of the A114 and subsequently westwards again through existing public open space to the north of Meadgate Avenue to join the GBCCR at Meadgate Terrace. The latter part of this route follows the same section as Option 1 including current and future arrangements at the Army & Navy roundabout.

Strengths

- Shortest distance amongst the five cycling options.
- Route with minimal elevation gain.
- Relatively low levels of infrastructure required.
- Approximately half of route is on an existing cycle route.
- Makes efficient use of existing cycle infrastructure.
- High levels of existing usage on the western part of the route.
- Scenic route to the east.

Weaknesses

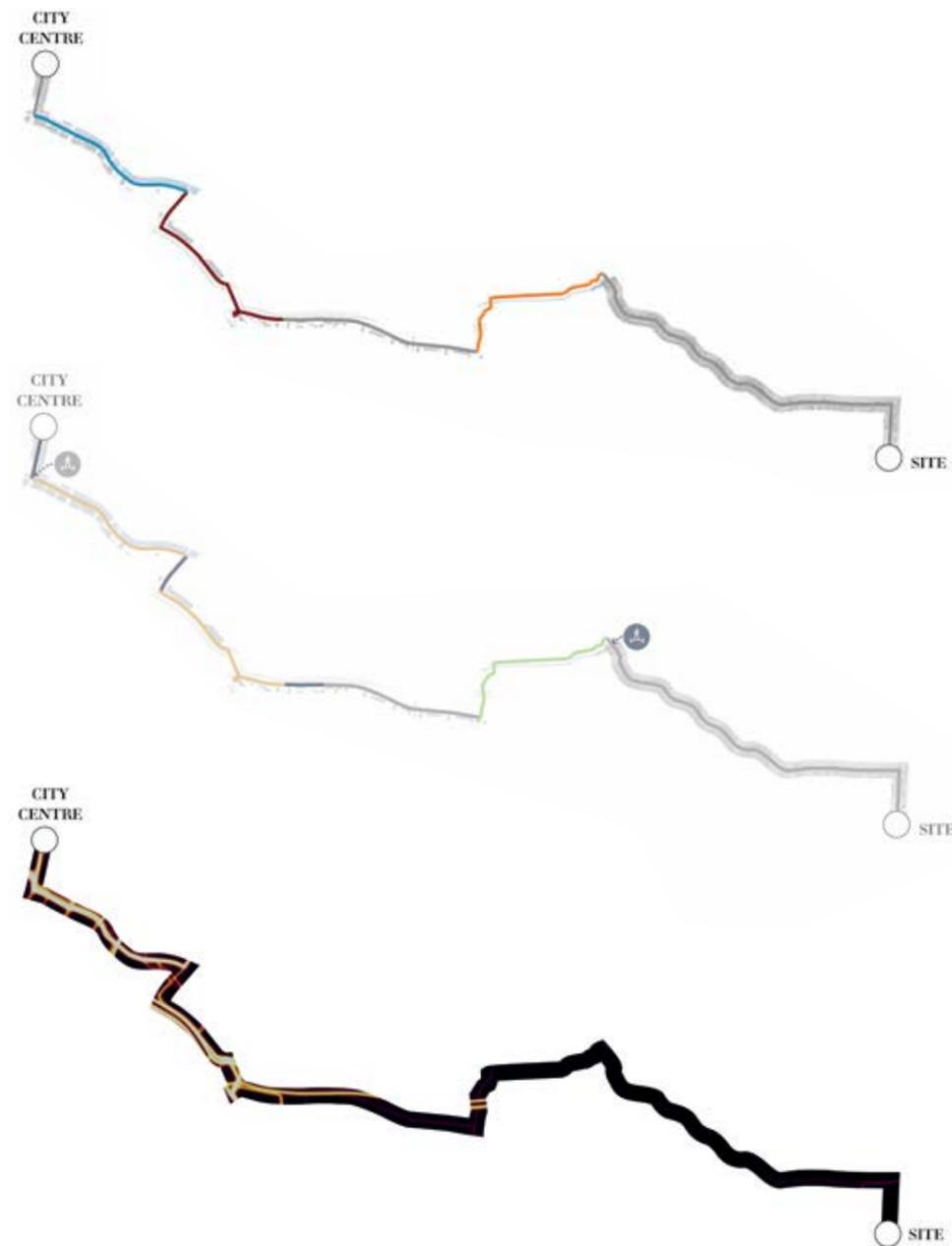
- Requires considerable length of new cycle path through the Country Park and adjacent agricultural land.
- Cycling not currently permitted along public footpath.
- Much of route is within the floodplain.

Infrastructure Required

- New cycle paths including lighting within the site.
- Construction of new cycle path including lighting along the public footpath.
- Potential upgrades required to underpass.

Constraints

- Heritage and Landscape & Visual impacts of new infrastructure in the Conservation Area.
- Relies on substantial upgrades outside of land controlled by Hopkins Homes.
- Suitability of existing underpass for cyclists.
- Much of route is within the floodplain.



Existing Status

Cycling Permitted

- Great Baddow to City Centre Cycle Route
- Sustrans NCN 1 and Great Baddow to City Centre Cycle Route

Cycling not Permitted

- Public Footpath
- No Status

Existing Condition

- On Road Cycle Route
- All Weather Cycle Track
- Rough Track
- No Existing Route
- New Bridge Required
- Existing Bridge

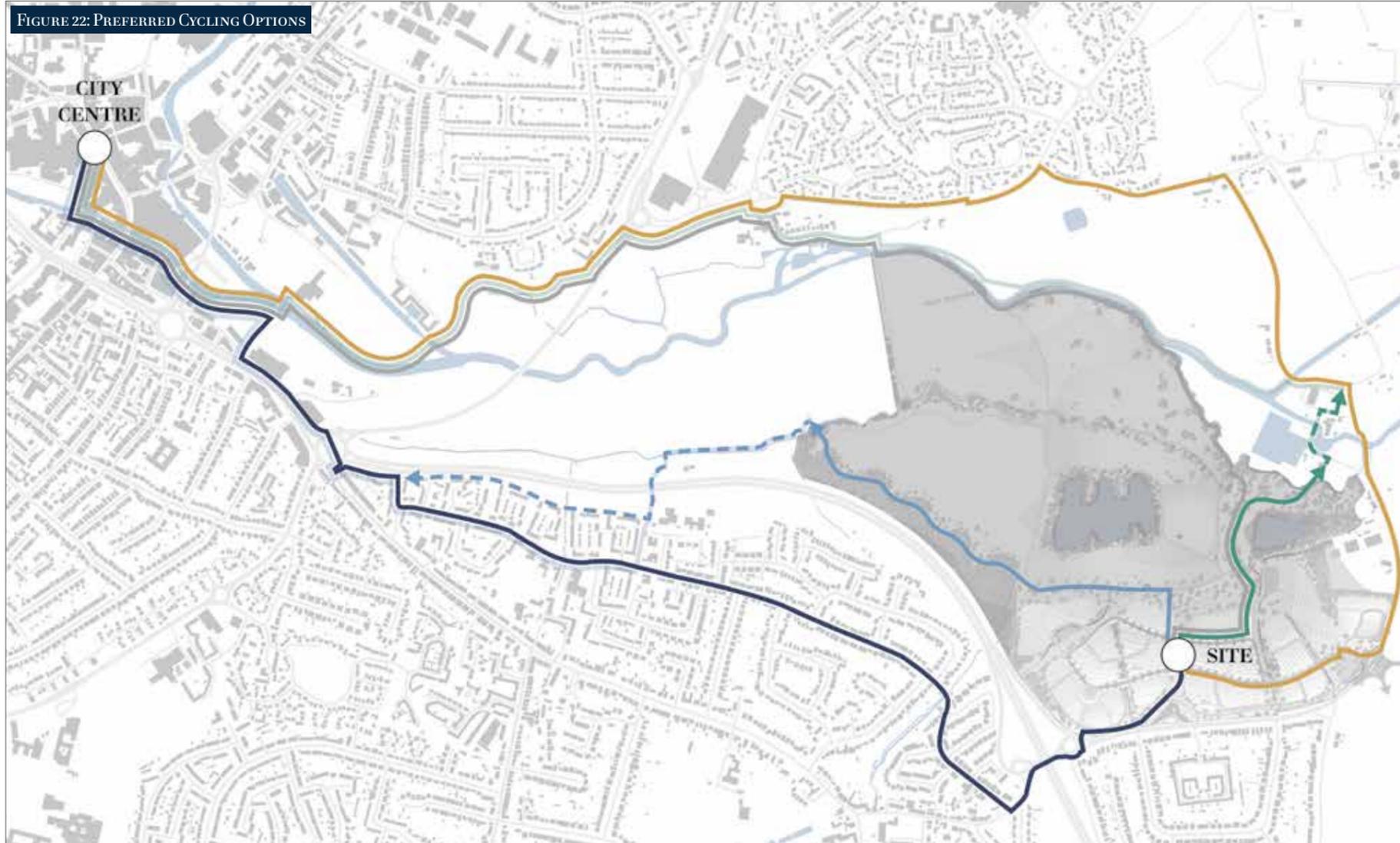
Existing Cycling Usage

- Frequently Used
- Rarely Used



Option 5 Route Map

SUMMARY



Legend

- Great Baddow to City Centre Connection (Option 1)
- NCN 1 Connection (Option 4)
- Sandford Mill/NCN1 Connection (Option 3)
- Country Park Connection (Option 5)

Note: Dashed lines indicate routes on land outside of Hopkins Homes' control. Potential future cycle links in this area are being explored by Chelmsford City Council/Essex County Council

Five potential cycle routes have been analysed in four key areas: key statistics, existing status, current form, and current usage.

All routes have strengths, weaknesses, infrastructure requirements, and threats, however a summary of the findings of the analysis are set out below:

Route 1 is the second shortest route to the city centre and can be delivered with a minimal level of infrastructure. It makes use of an existing well-used cycle route and is primarily located on residential roads and segregated cycle ways. The route is well lit and benefits from a high level of passive surveillance, with resulting higher levels of safety. It is also outside of the floodplain and likely to be subject to improvements as part of proposed improvements to the Army and Navy Roundabout.

This route is the least constrained and offers substantial benefits. It is considered likely that cyclists commuting to the city centre will use this route.

Route 2 requires the most infrastructure and makes the least use of existing cycle routes; it is also the most constrained albeit it would also offer a high level of recreational value. Proposals to build substantial sections of all-weather cycling paths with lighting along the Chelmer Navigation and 3 new bridges including one over the navigation itself are likely to be expensive, met with opposition by some stakeholders and lead to the highest levels of environmental effects of all the options. Even with lighting, there would remain risks for cyclists at night due to a lack of surveillance and the proximity to open water.

Route 3 makes some use of existing established cycle routes to the west and the existing bridge over the navigation, reducing the need for new infrastructure in the Conservation Area, albeit a smaller bridge is required to cross to Sandford Mill. However, part of this route would also require upgrades of surfacing and lighting along a substantial section of the navigation, likely resulting in environmental effects and stakeholder opposition, and the safety of cyclists at night would remain an issue. This part of the route does not benefit from passive surveillance.

Route 4 has clear benefits in that it provides convenient access to NCN1, and is segregated and well lit for the majority of its length, and makes use of the existing bridges over the navigation and River Chelmer, albeit the latter is narrow and requires cyclists to dismount. There is also clearly a high level of existing usage along the majority of the route as demonstrated by the Strava map. Whilst option 4 is the longest of the four options, it also has relatively high recreational value, and functions as part of the much wider NCN1. Furthermore, the majority of route 4 benefits from high levels of passive surveillance.

Route 5 is the shortest with Route 1 and a considerable proportion makes use of an existing established cycle route. However the route would also require a substantial length of new infrastructure within the Conservation Area/Country Park and on third party land, including potentially an existing underpass of the A114, the suitability of which for cycling is unknown.

On the basis of this analysis, the preferred approach for cycling connectivity is shown on Figure 22, with connections to the Great Baddow to City Centre Cycle Route via Maldon Road (Option 1), a connection to NCN1 via the proposed roundabout (Option 4) also linking with the adjacent allocated sites and local facilities, and a connection to Sandford Mill and any visitor facilities located there with the potential for an onward connection to NCN1 (the initial part of Option 3). The strategy also includes Option 5, which extends over land outside of Hopkins Homes' control. Potential future cycle links in this area are being explored by Chelmsford City Council & Essex County Council.

The wider cycling connections are predominantly on land outside of Hopkins Home's control. However, the proposed development has the potential to help facilitate improvements to routes through developer contributions, providing these are proportionate and CIL Regulations compatible.

5.4 WIDER MOVEMENT STRATEGY

Figure 23 demonstrates the aspirational wider sustainable movement strategy for East Chelmsford, including key pedestrian and cycle connections within and immediately around the site and neighbouring allocations, and proposed off-site links that may be delivered by Chelmsford City Council as part of the East Chelmsford/City Centre Movement Strategy.

The proposed development offers a high degree of improved cycle connectivity with existing local facilities and to the city centre by linking to existing designated routes to the north and south of the site. The site itself will create a key east-west off road cycle connection linking the adjacent allocated sites to Great Baddow and onwards to Chelmsford, in addition to the new Country Park.

The site also offers a high level of pedestrian permeability, with existing public rights of way within the Country Park accompanied by a new network of pedestrian only, or shared use routes through the landscape spaces of the proposed housing development.

Public transport will also form a part of the sustainable transport strategy, with convenient use of local bus stops on Maldon Road, and resultant onward accessibility to various locations within and around Chelmsford, including Chelmsford Railway Station in less than 15 minutes.

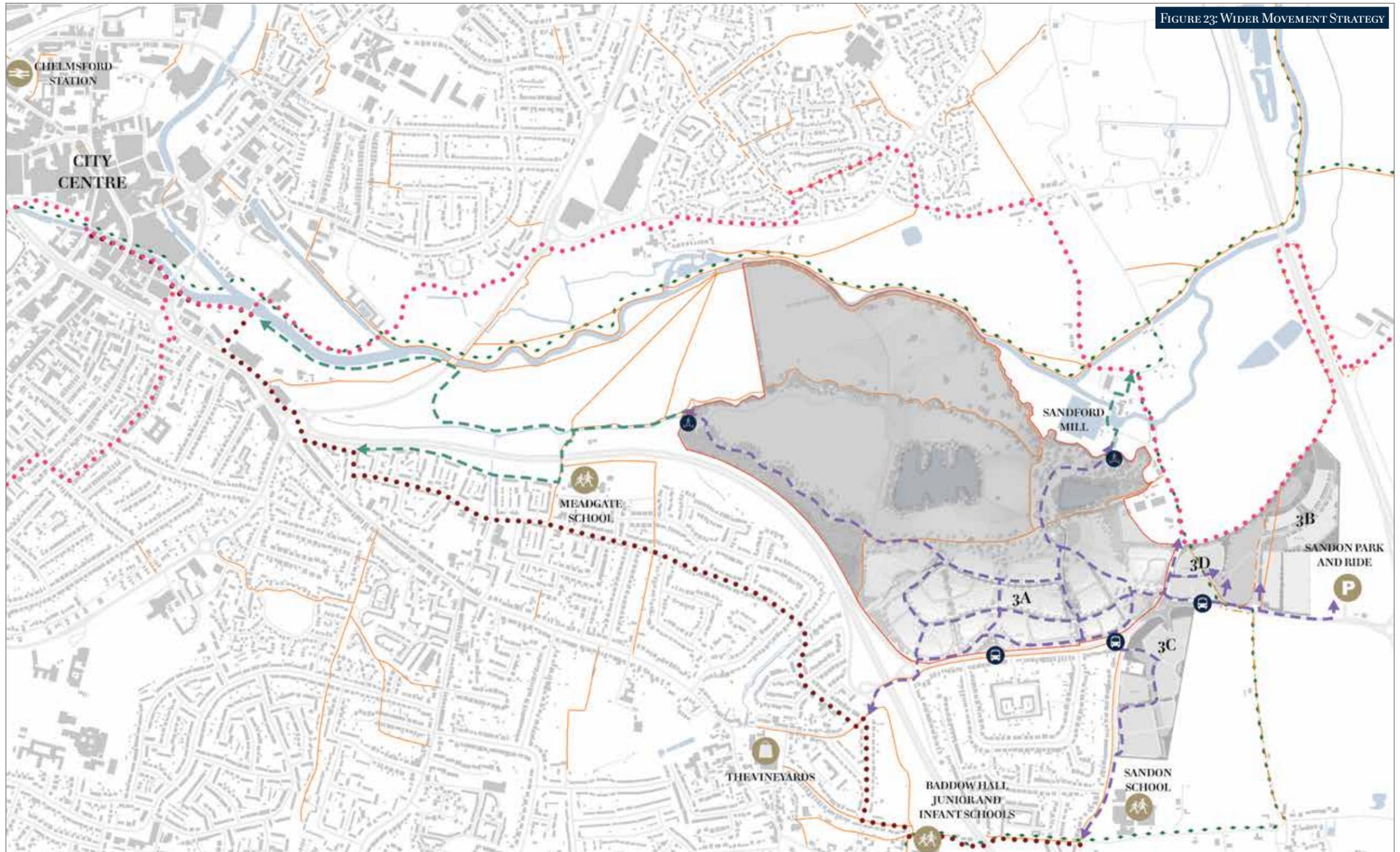


FIGURE 23: WIDER MOVEMENT STRATEGY

*Hopkins Homes will deliver all proposals within the application boundary and will help enable improvements to wider routes through appropriate and proportionate developer contributions to be agreed as part of the planning application.

Legend

- Masterplan Boundary
- Public Rights of Way / Key Local Footways
- Existing/Proposed Bridleway (Site 3B)
- Great Baddow to City Centre Cycle Route
- National Cycle Network 1
- - - Saffron Trail Long Distance Walk
- P Park & Ride
- Local Schools
- Local Shops
- Local Bus Stops
- - - Wider Linkages*
- - - Potential future cycle links being explored by CCC/ECC*
- Proposed Pedestrian/Cycle Bridges

5.5 RECREATION, HEALTH & WELL-BEING

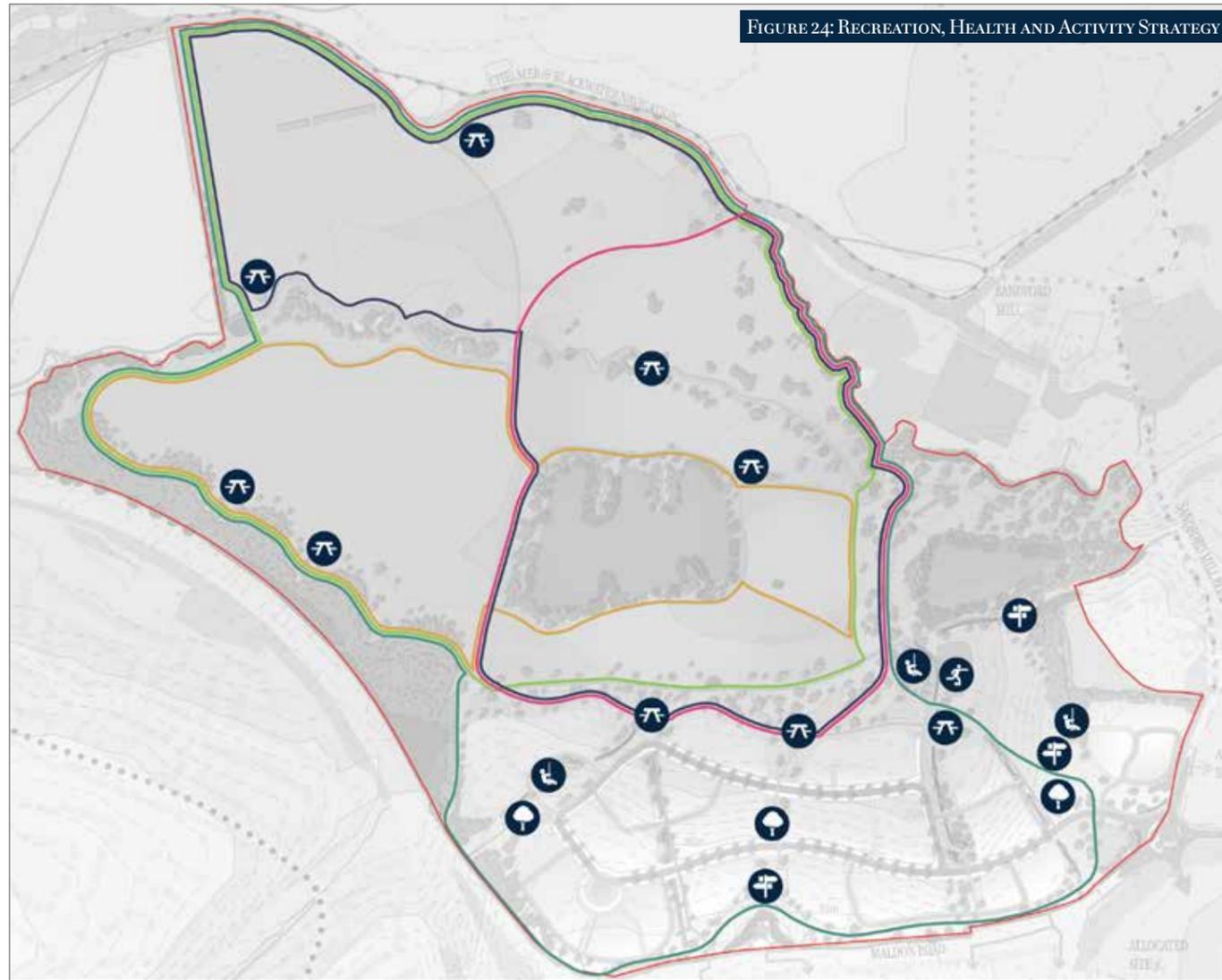


FIGURE 24: RECREATION, HEALTH AND ACTIVITY STRATEGY

Legend

- Masterplan Boundary
- Circular Jogging Route: 3.25km
- Circular Cycling Route: 2.03km
- Circular Country Park Route: 3.22km
- Circular Nature Walk Route: 2.51km
- Circular Perimeter Walk Route: 4.32km
- ⚽ Play Area
- 🪑 Rest Area
- ⚽ Informal Kickabout Area
- 🌳 Key Amenity Area
- 📖 Interpretation Board Location

The proposed development will provide excellent opportunities for health and well-being, including play areas, public amenity areas and natural green spaces. The Country Park includes the opportunity for a series of waymarked walking and cycling leisure routes to encourage exercise. These routes would be accompanied with rest stops to cater for people of all ages and abilities, and would include route markers and seating provided as part of a site wide furniture strategy.

A planning application for the development of the site will be accompanied by Health Impact Assessment (HIA).

HIA is a tool used to assess the health impacts of a development proposal, including the potential to maximise the positive impacts and mitigate / minimise the negative impacts. HIA supports the planning process by considering local health and well-being outcomes that can be influenced by development.

There are a number of potential health and well-being considerations for HIA that are relevant to development of this site. These include: reduction in health inequalities; improving mental health and well-being; improving respiratory and cardiovascular health; protecting environmental health; and access to health and care infrastructure.

Elements of the proposal that are considered to be of particular relevance to the aforementioned considerations through HIA include the provision of modern, high-quality housing (including affordable housing); provision of significant areas of green space and space for leisure and recreation; and encouraging opportunities for active travel (cycling and walking) for both existing and future residents.

In addition the HIA will be a tool in helping to determine the availability of healthcare facilities to residents, and whether mitigation as a result of the site's development is required.



5.6 WAYFINDING, STREET FURNITURE, & PUBLIC ART

It is essential that the proposed development establishes a strong sense of place and identity, as enshrined within the National Design Guide and national and local planning policy. Character and sense of place are established through careful design at all levels from guiding principles to detailed implementation.

There is an opportunity to achieve a unique identity at Sandford Park not just through the design of the development itself, but also through the implementation of a site wide wayfinding, street furniture and public art strategy.

This strategy will include a holistic approach to signposting, interpretation boards,

seating and other street furniture such that a consistent and appealing palette of materials is used to unify the scheme. There is also the potential to have a combined approach, where art-work doubles as interesting street furniture, or local artists are commissioned to create interpretation and signage.

A detailed strategy for street furniture and wayfinding will be developed as part of a planning application for the site, and opportunities for public art will be explored in collaboration with Chelmsford City Council. These proposals will be developed with due regard for Chelmsford's 'Making Places SPD, October 2020'.



57 CHARACTER ZONES

The design of the proposed development has been considered at a finer grain of detail to create local distinctiveness through the preparation of a character zone strategy as illustrated by Figure 25.

The following pages set out the unique overarching design principles, including landscape feel, landscape strategy and built form strategy for each character zone.

The starting point for the establishment of character zones has been the key landscape spaces that frame and articulate the site, however the edges of each zone will naturally blur within the development, such that character zones will blend across the residential areas.

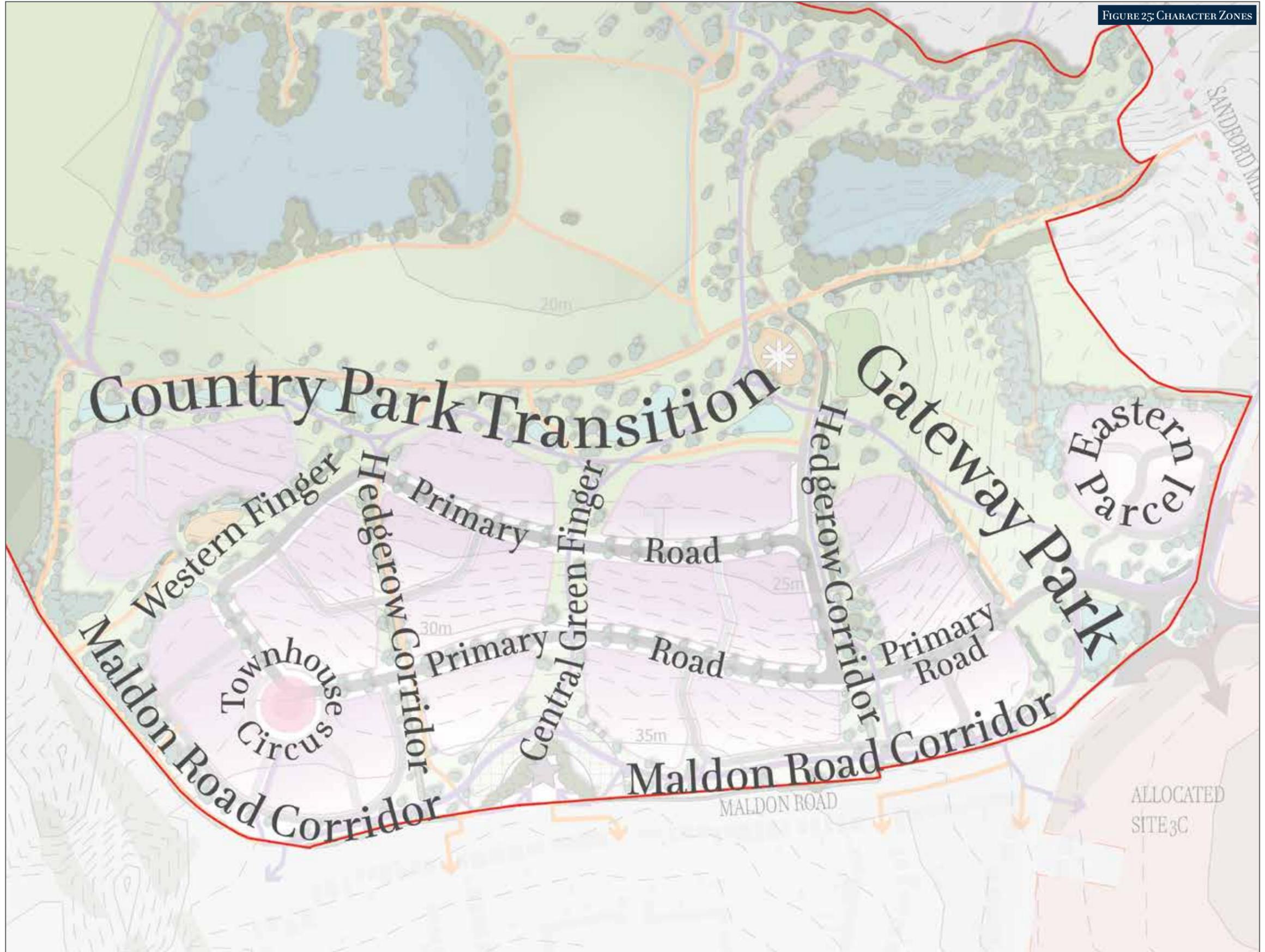
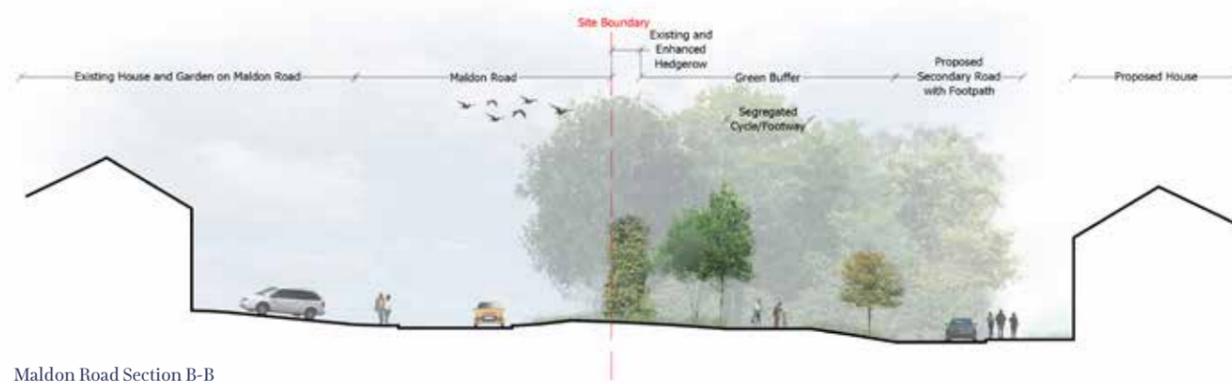
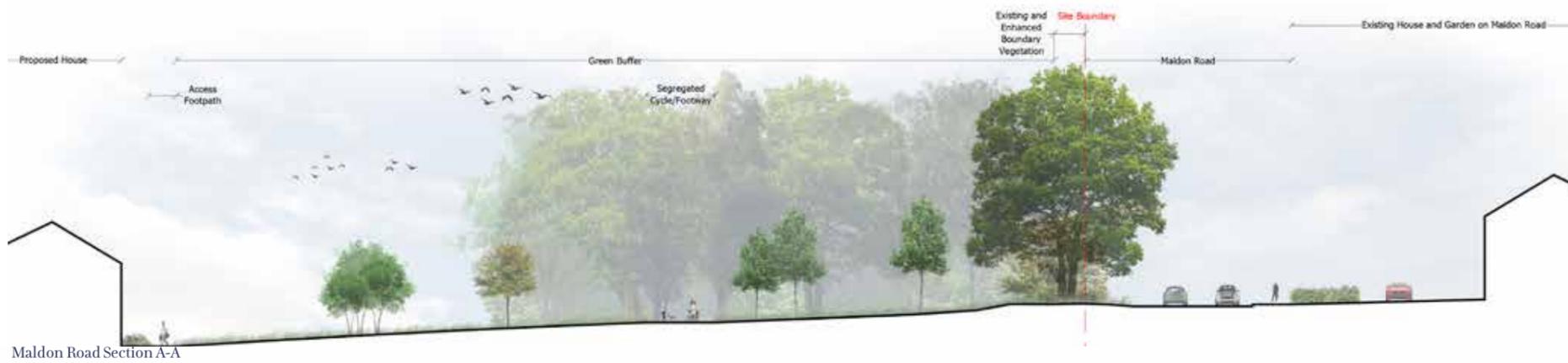
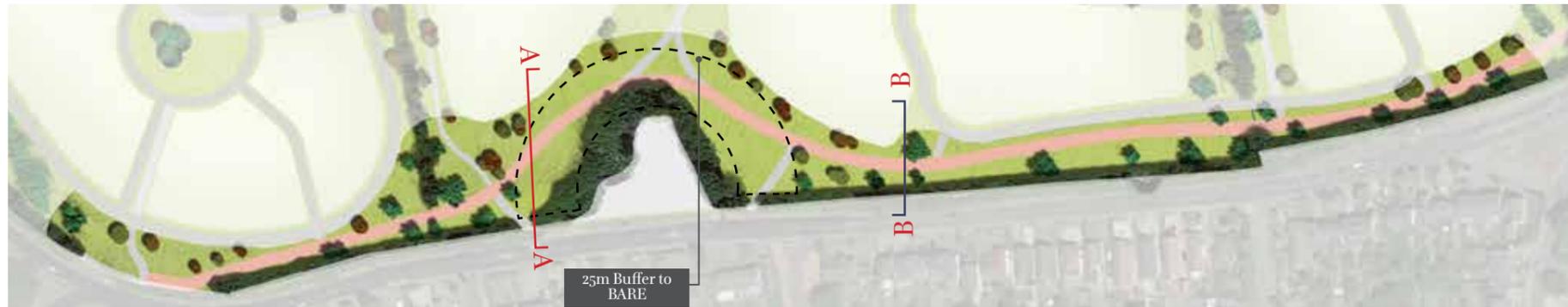


FIGURE 25: CHARACTER ZONES

MALDON ROAD CORRIDOR

A naturalistic linear space that provides a year-round landscape buffer to Maldon Road and a green backdrop to the development.



Landscape Feel

- SOFT
- GREEN SHADY
- LUXURIANT

Landscape Strategy

- Improve the structure and habitat value of existing hedgerows.
- Provide a strong habitat link as well as strong pedestrian/cycle permeability.
- Provide small-to-medium size native tree planting to complement hedgerow.
- Create a soft, verdant landscape of shade tolerant native wildflower species as part of a site wide biodiversity improvement strategy.

Built Form Strategy

- Wide fronted detached or semi-detached dwellings.
- Two storey height limit.
- Variable setback with a continuous yet fluid build line and some variation in orientation to accentuate the fluidity of the green space.
- Medium continuity with parking and garages set between properties.
- Generally back to front roof scape with gables facing plot frontage.

Potential Tree Palette

- Betula pendula
- Acer campestre
- Prunus padus
- Alnus glutinosa
- Ilex aquifolium



Acer campestre
Page 217 of 385



Wide Fronted detached Housings



Betula pendula



Sarcococca confusa



Hebe

CENTRAL GREEN FINGER

A generous space that retains views to the north from elevated ground through a corridor of open, amenity grassland framed by swathes of shrub planting and clumps of flowering trees creating year round bursts of colour.

Landscape Feel

- EXCITING
- COLOURFUL
- CASCADING

Landscape Strategy

- Space is defined by frontages rather than roads.
- A subtle yet well-defined demarcation of public and private domains, with pathways cutting through the landscape pattern.
- Use a set of design measures to reduce the impact of the primary road.
- Create swathes of colourful shrub and bulb planting with clumps of small-medium sized flowering trees.

Built Form Strategy

- Larger, villa style dwellings to create an informal edge along this pedestrian focused green space.
- Wide fronted detached dwellings with some semi-detached.
- Two storey height limit.
- Maximum variation in building line and orientation with limited gaps.
- A variable roofscape with chimneys encouraged.
- Subtle definition of private and public space to the front of dwellings.

Potential Tree Palette

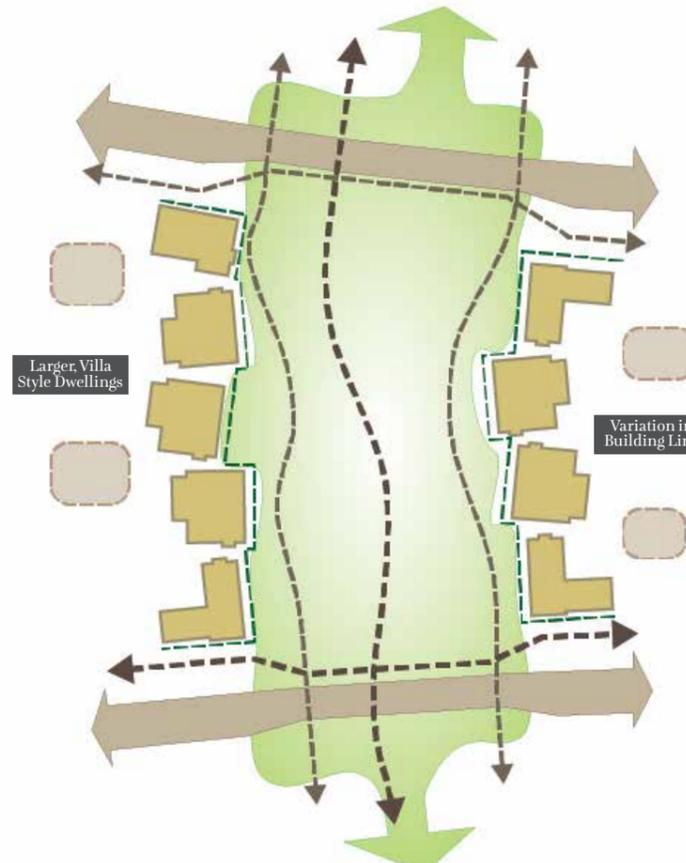
- Prunus spp.
- Malus spp.
- Pyrus calleryana
- Amelanchier spp.
- Magnolia spp.
- Crataegus spp.
- Sorbus spp.
- Cercis spp.



Large Villa Style House



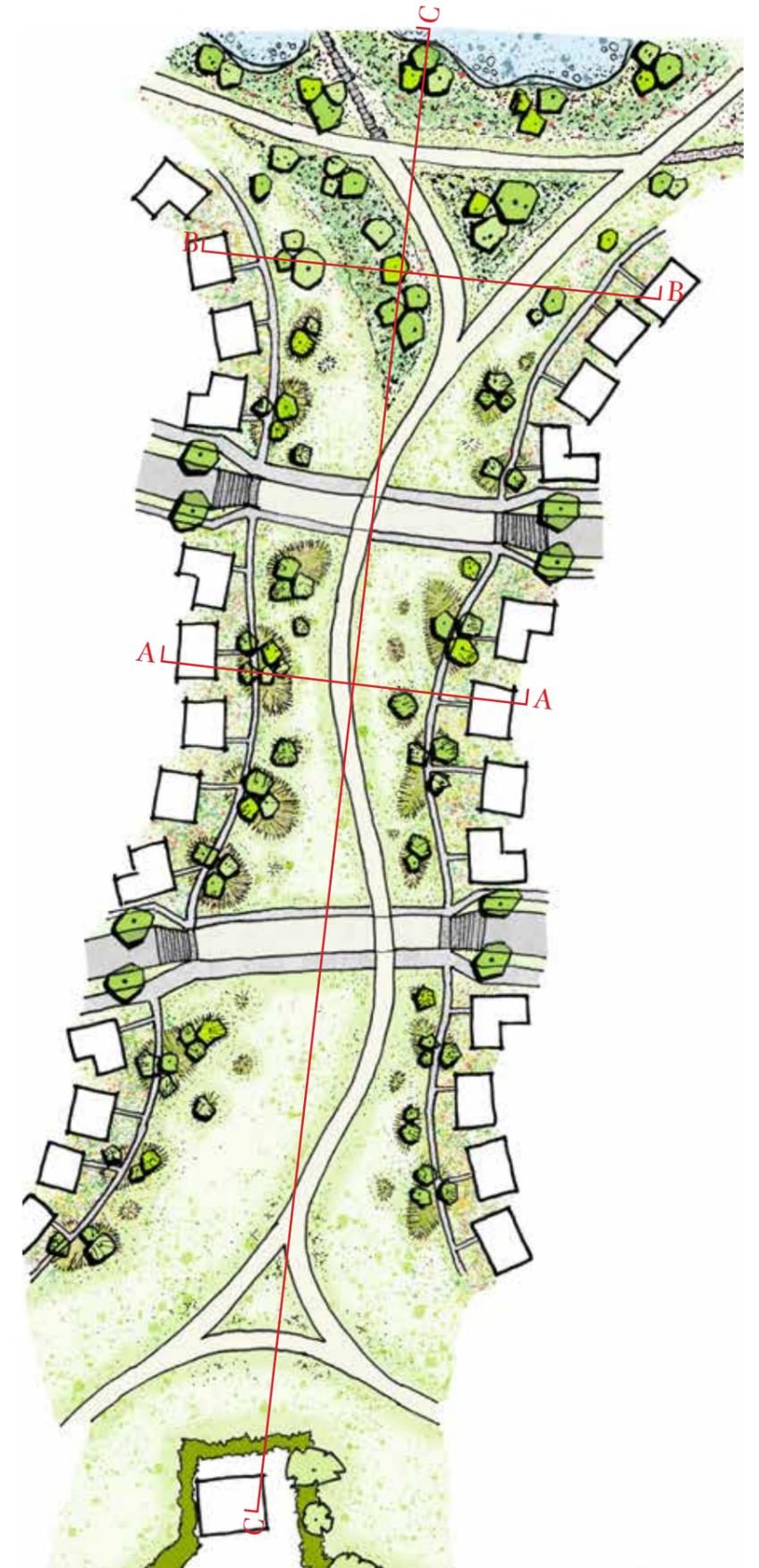
Mews at Back of Green Finger Frontages



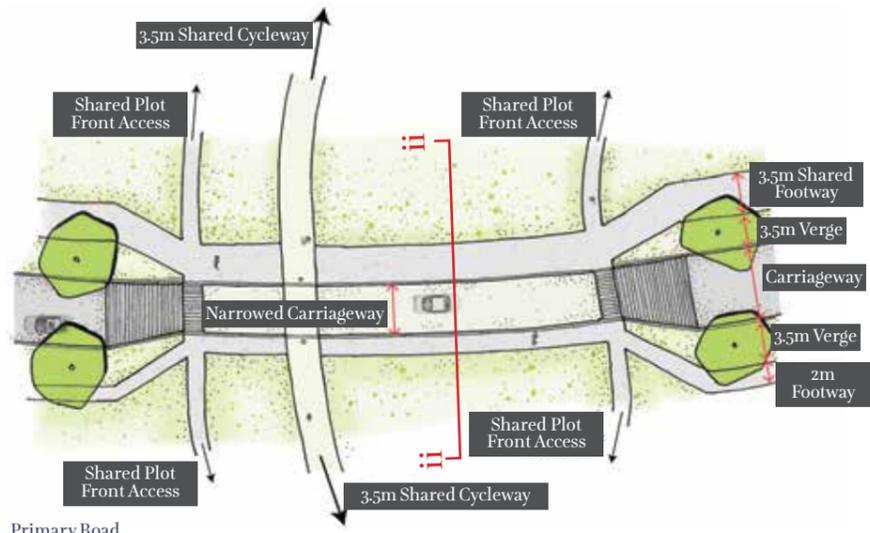
Built Form and Landscape Concept



Wide-fronted Detached Houses



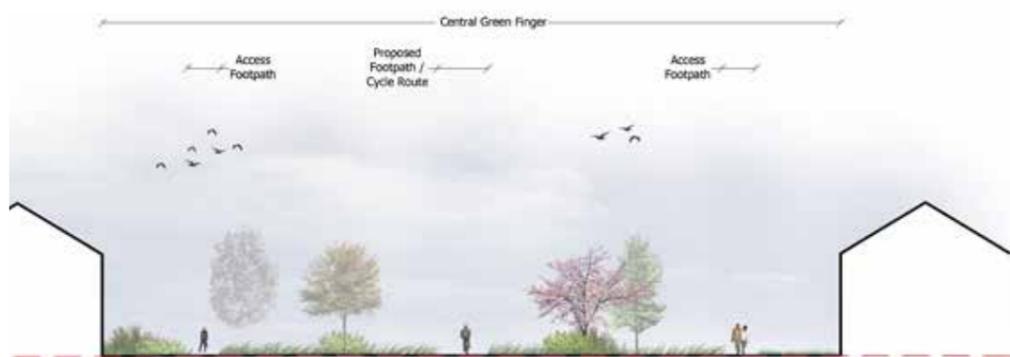
Central Finger Landscape Sketch



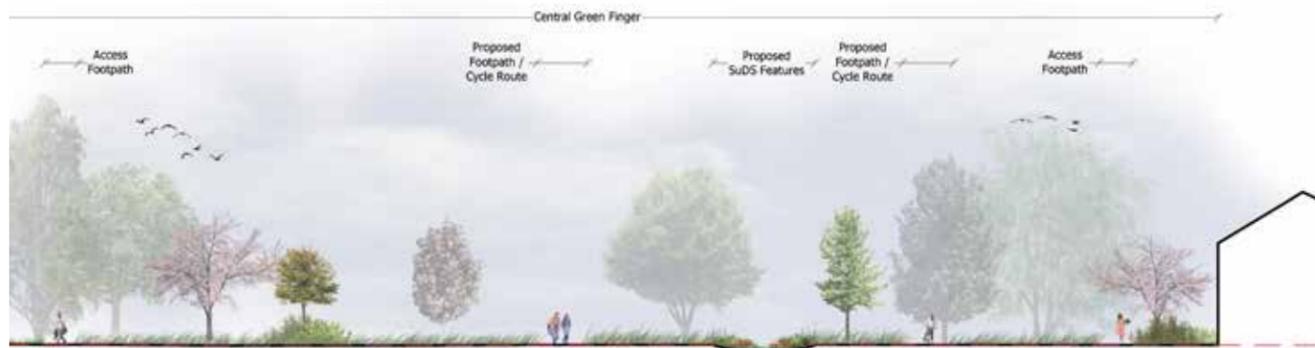
Primary Road



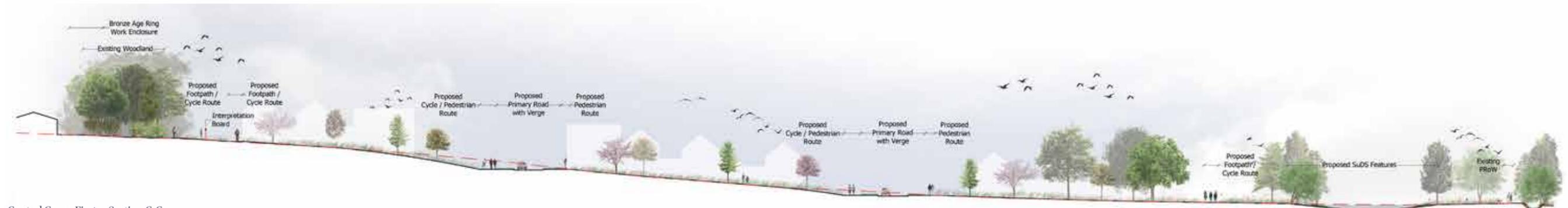
Primary Road Sketch Section ii-ii



Central Green Finger Section A-A



Central Green Finger Section B-B



Central Green Finger Section C-C
Page 219 of 385



Amelanchier spp.



Precedent Image - Winter Colour



Precedent Image - Swathes of Naturalised Bulbs



Precedent Image - Swathes of Colourful Shrubs



Magnolia spp.

GATEWAY PARK

Clusters of parkland trees frame and filter views to the north from the main site entrance, with the remainder of the space kept open to maintain views towards the city centre. Expansive diverse wildflower grassland crossed by mown paths and a kickabout area provides an opportunity for habitat and recreational value.

Landscape Feel

- GRAND
- EXPANSIVE
- STUNNING

Landscape Strategy

- Maintain open views across the valley through the retention of an open grassland landscape in the main.
- Extensive areas of species rich native wildflower planting.
- Mown paths through grassland to provide recreational value as well as habitat enhancements.
- Grand parkland tree planting to frame views and create containment.
- New native hedgerow planting to provide structure within the space and link together existing habitats.
- Informal kickabout area to be included.

Built Form Strategy

- Couplets of semi-detached with some apartment buildings on key corners.
- Generally 2 storey with 2.5 storey marker buildings on key corners.
- Consistent building line with a regular set back of 2-3m.
- Predominantly back to front roofscape to accentuate slope.

Potential Tree Palette

- Quercus robur
- Quercus patraea
- Carpinus betulus
- Castanea sativa
- Acer pseudoplatanus
- Aesculus hippocastanum
- Sorbus aria
- Ilex aquifolium



Tertiary Street



Open Grassland



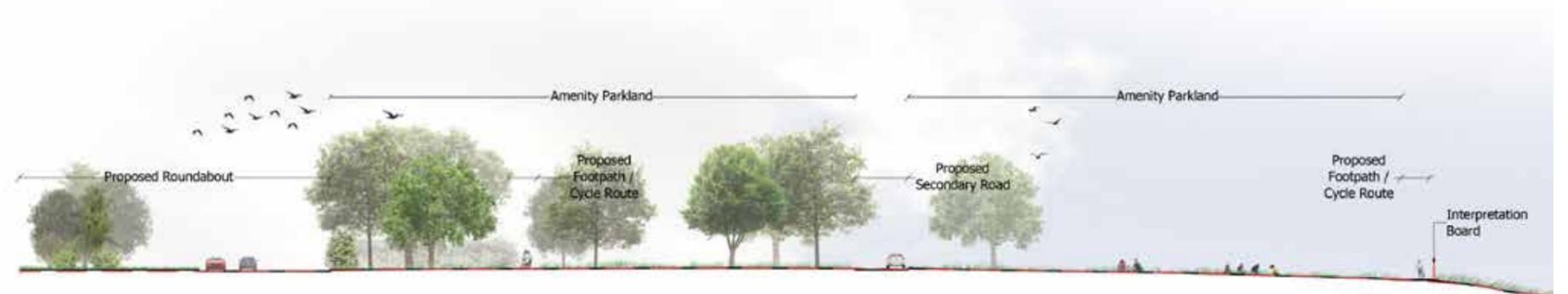
Species Rich Native Wildflower with Mown Path

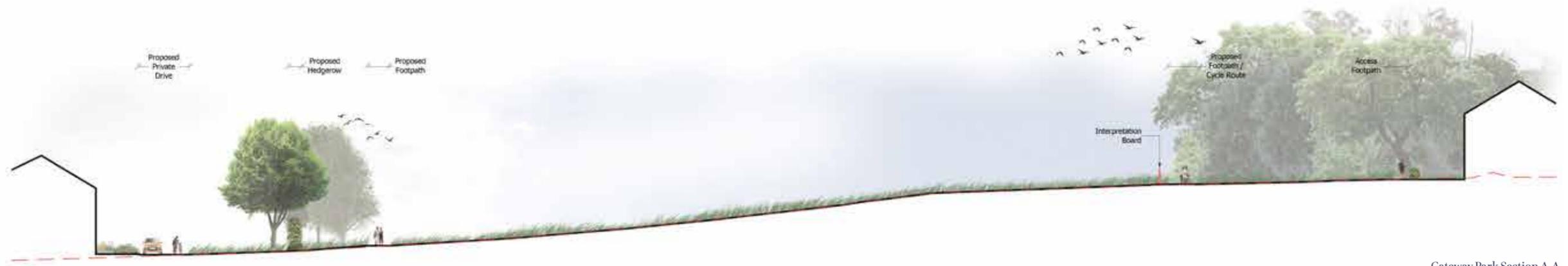


Quercus robur



Ornamental Planting





Gateway Park Section A-A



Gateway Park Section B-B

PRIMARY ROAD

A neat, formal and traditional linear landscape of clipped forms with a strong rhythm, providing contrast with more informal areas elsewhere within the development. A grand tree lined avenue with a strong relationship with architectural built form.

Landscape Feel

- LEAFY
- SIMPLE
- RHYTHMIC
- FORMAL

Landscape Strategy

- Plant a restricted palette of substantial avenue trees at regular intervals to frame views of new built form and create a strong sense of rhythm to break up the linearity of the space.
- Provide a muted but classic palette of soft and hard landscape elements to instil a clean and consistent backbone to the development.
- Provide generous turfed front gardens bounded by evergreen hedges with occasional feature topiary to create a strong crisp green structure to the landscape.

Built Form Strategy

- A regular and rhythmic built response to provide formal structure to the primary route through the development.
- A mixture of detached, semi-detached and terraced houses with apartments in key locations.
- 2 storey height limit to the north, with a mixture of 2, 2.5 and 3 storey dwellings in the south, used to highlight rhythm or pick out key areas.
- Consistent building line with a regular setback of 2-3m.
- Medium continuity with parking and garages set between properties.
- Generally back to front roofscape with gables facing plot frontage.

Potential Avenue Tree Palette

- Platanus x acerifolia
- Quercus palustris



Clipped Hedge



Platanus x acerifolia



Regular and Rhythmic Built Form



Quercus palustris



Avenue Tree Planting

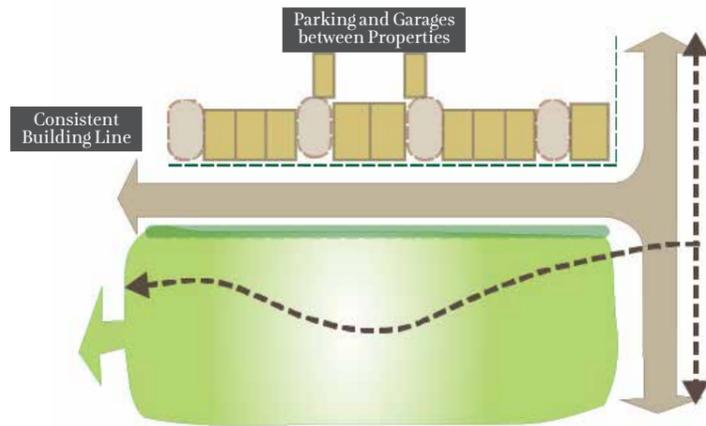


Estate Railing



Typical Section: Primary Road

HEDGEROW CORRIDORS



Build Form and Landscape Concept



Consistent Housing Lines



Swift Brick

Strong landscape routes with a focus on existing hedgerow enhancement, habitat creation and the provision of connectivity and landscape structure within the development for people and pollinators.

Landscape Feel

- VERDANT
- BUCOLIC
- ANIMATED
- VIBRANT

Landscape Strategy

- Improve the structure and habitat value of existing hedgerows.
- Provide a strong habitat link as well as strong pedestrian/cycle permeability.
- Provide small-to-medium size native tree planting to complement hedgerow.

Built Form Strategy

- A mixture of semi-detached and terraced dwellings with some detached.
- Predominantly 2 storey dwellings with some up to 2.5/3 storey at junctions with the primary road.
- Buildings orientated consistently, in line with the existing hedgerows where possible.
- Medium continuity with parking and garages set between properties.
- Generally back to front roof scape with gables facing plot frontage.
- Opportunity to incorporate swift bricks into architectural detailing.



Hedgerow Wildflower Mix



Mixed Native Hedgerow



Ilex aquifolium



Section A-A: Western Hedgerow Corridor



Section B-B: Eastern Hedgerow Corridor
Page 223 of 385

Potential Tree Palette

- Betula pendula
- Acer campestre
- Prunus padus
- Alnus glutinosa
- Ilex aquifolium



EASTERN PARCEL

A cluster of generous plots in a loose, organic layout that is respectful of its ridgeline position. Establishing a strong relationship with the adjacent allocated site, and with emphasis on parkland tree planting to tie into the Gateway Park, and to soften and integrate built form.

Landscape Feel

- ORGANIC
- INTEGRATED
- SUBTLE

Landscape Strategy

- Retain existing hedgerow along Sandford Mill Lane to the north.
- Further south, hedgerow will be removed to provide cycle infrastructure and to establish a strong visual connection with the adjacent allocation.
- Provide a subtle and restrained palette of hard and soft landscape materials.
- Provide large native canopy tree planting to filter views from the valley floor and screen the proposed roundabout.
- Plant new native hedgerow along the proposed roundabout to mitigate loss of existing and to contain new infrastructure.
- Create a natural play feature within areas of tree planting with passive surveillance from proposed built form.

Built Form Strategy

- Primarily 2 storey height, with opportunity for limited use of 2.5 storey to provide articulation of roofline and architectural focus.
- Potential for single storey, or 1.5 storey dwellings.
- Wide fronted detached dwellings with some semi-detached.
- Varied building line with a positive frontage onto the Gateway Park and Sandford Mill Road.
- Reduced continuity to create a softer edge.
- Variable roofscape with chimneys encouraged.

Potential Tree Palette

- Acer pseudoplatanus
- Aesculus hippocastanum
- Carpinus betulus
- Castanea sativa
- Ilex aquifolium
- Quercus robur
- Quercus patraea
- Sorbus aria
- Native Woodland Planting



Natural Play Area



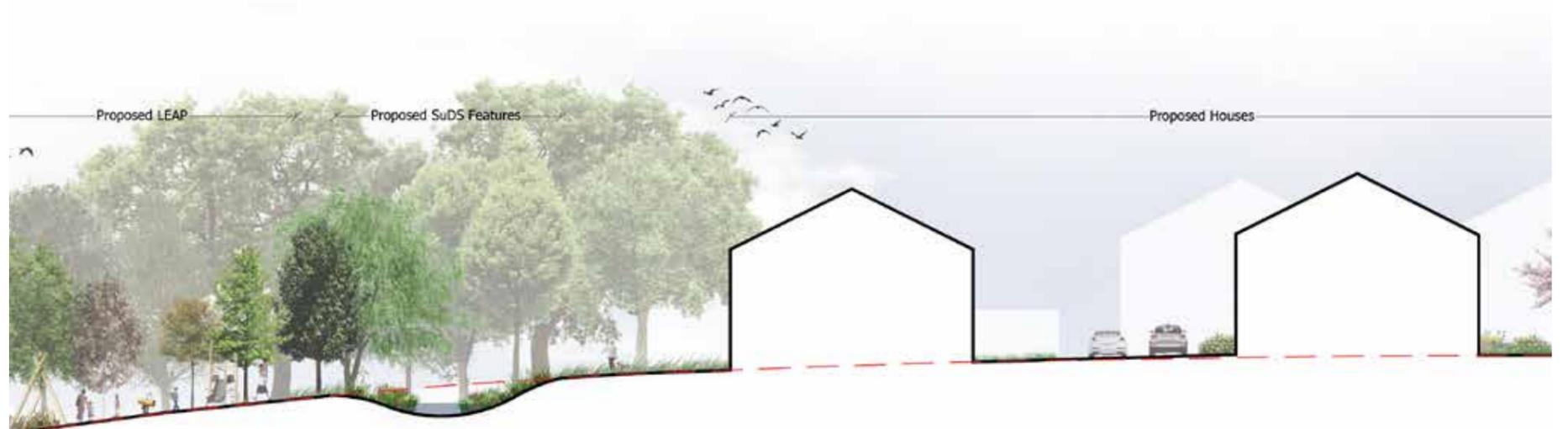
Ornamental Planting



Organic Building Arrangement



Acer pseudoplatanus

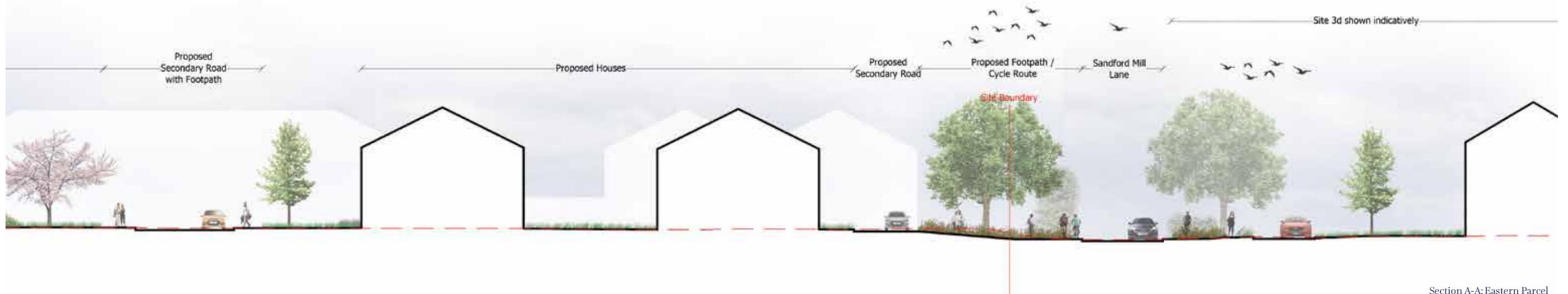




Natural Play Area



SuDS Basin and Native Tree Planting



TOWNHOUSE CIRCUS

A hybrid landscape space comprising a combination of hard surfacing with interest created through the range of materials and street tree planting and a more traditional green with statement ornamental planting.

Landscape Feel

- ELEGANT
- CRISP
- ARCHITECTURAL

Landscape Strategy

- Create a strong architectural and landscape statement at the heart of the development.
- Provide a hybrid typology of urban and traditional landscape styles.
- Provide a cohesive but varied mixture of hard surface materials to provide interest and complement the architecture.
- Break down the linearity of the primary road with changes in levels and materials.
- Provide a green area with the opportunity for large scale, statement ornamental tree planting.
- Create seating areas to promote usage of the space by the community.
- Provide clipped ornamental hedges in places to screen parked cars.

Built Form Strategy

- Formal, continuous building form giving enclosure to the space and creating an event along the key primary route.
- Predominantly terraces of townhouses arranged to create a circus.
- Generally 3 storey townhouses with potential for 3 storey apartments.
- Parking mainly behind dwellings with some spaces located alongside the central green space for added convenience.
- Consistent build line with all dwellings contributing towards the form of the overall circus.
- Maximum continuity of built form to accentuate the circus.

Potential Tree Palette

- Box headed Carpinus betulus
- Pinus sylvestris



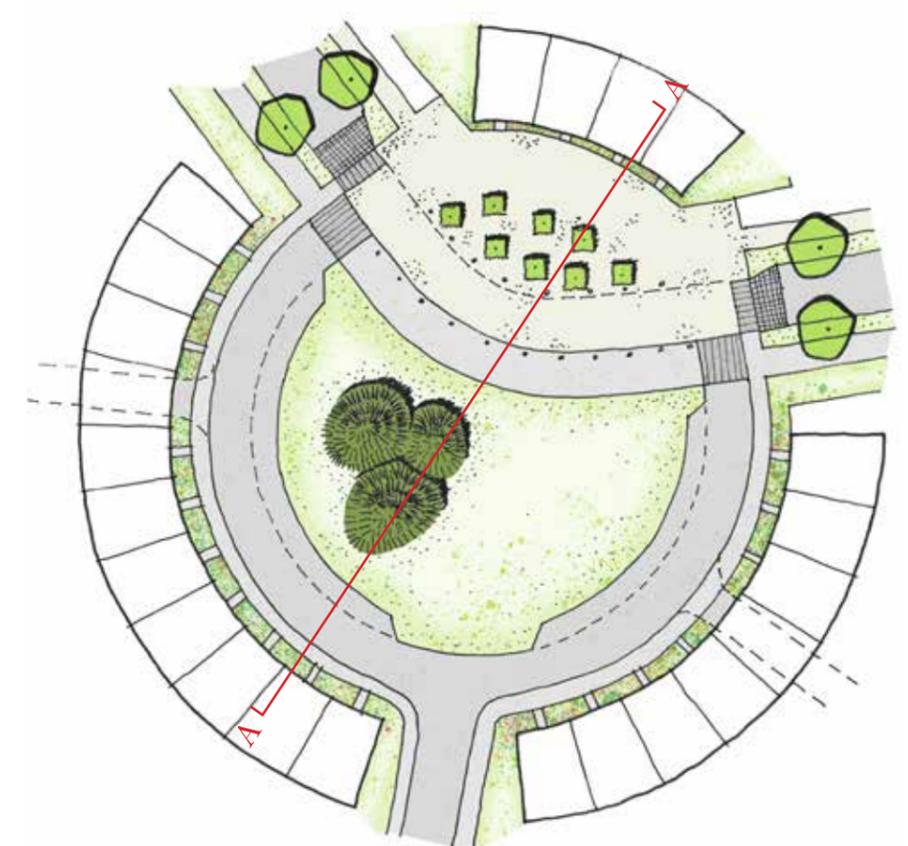
Pinus sylvestris



Three Storey houses



Box Headed Carpinus betulus



Landscape Sketch



Section A-A: Townhouse Square

WESTERN FINGER

A generous linear landscape space focusing on informal recreation through the provision of a play area set within an amenity grassland landscape with a diverse palette of native and ornamental trees and SuDS features.



Swift Bricks



Organic Building Line



SuDS Features



Play Boulders



Sensory Gardens



Landscape Feel

- PLAYFUL
- POPULATED
- RICH

Landscape Strategy

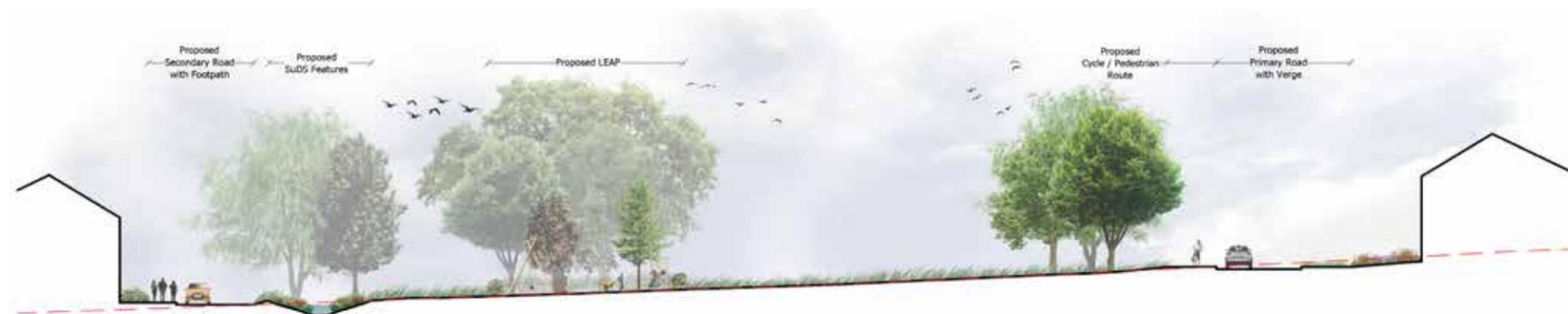
- Swathe of informal grassland framed by a range of ornamental trees.
- Play area with associated seating and sensory planting.
- New native hedgerow planting for structure within the space and link together existing habitats.
- Extend the existing wooded character to the south-west through the planting of native trees.

Built Form Strategy

- A structured, robust but organic built with a stepped build line.
- A mixture of semi-detached and terraced with some detached.
- 2 storey dwellings with limited 2.5 storey at junction with primary road.
- Parking located alongside dwellings served from street/private drives to the front of house.
- Variable build line with buildings stepping in and out at regular intervals.
- Buildings orientated consistently, following the curvature of the green space.
- Medium continuity with parking and garages set between properties.
- Generally back to front roof scape with gables facing plot frontage
- Incorporate swift-bricks into architectural detailing.

Potential Tree Palette

- Acer cappadocicum 'Aureum'
- Acer platanoides 'Crimson King'
- Alnus incana 'Aurea'
- Amelanchier spp.
- Catalpa bignonioides 'Aurea'
- Cercis canadensis 'Forest Pansy'
- Gleditsia triacanthos f. inermis 'Sunburst'
- Liquidambar styraciflua
- Quercus rubra 'Aurea'
- Quercus robur 'Concordia'
- Pyrus salicifolia 'Pendula'
- Native Woodland Planting



Section A-A: Western Finger

COUNTRY PARK TRANSITION

A naturalistic mosaic landscape of ponds and water meadows with a broad palette of native tree, shrub wildflower and wetland planting providing a sensitive transition from the Country Park conservation area to built development.

Landscape Feel

- NATURAL
- TRANSITIONAL
- FLOWING

Landscape Strategy

- Provide SuDS features as part of an integrated landscape of blue and green infrastructure.
- Use natural methods to intercept, attenuate and filter surface water from the development.
- Permanent water, marginal planting, water meadows, reedbeds, and patches of wet tolerant tree and shrub planting.
- Provide public access through a network of pedestrian and cycle routes (informal paths and boardwalks).
- Native plant selection with a focus on habitat creation.
- Post and rail fencing used to define semi-private courtyards and public space.

Built Form Strategy

- Informal varied built form featuring larger, farmstead style dwellings assembled small green spaces to allow the landscape to permeate.
- Predominantly 2 storey farmhouse style dwellings with some lower elements.
- Parking served via parking courtyards or alongside dwellings but generally hidden from the main elevation.
- Variation in building line and building orientation encouraged.
- Limited continuity to create softer edge to the development.
- Variable roof scape with elements of ancillary roofs and chimneys encouraged.
- Screen walls and ancillary buildings used to link main dwellings and encourage farmstead style urban form.

Potential Tree Palette

- *Acer campestre*
- *Alnus glutinosa*
- *Betula* spp.
- *Carpinus betulus*
- *Corylus avellana*
- *Crataegus monogyna*
- *Populus nigra*
- *Prunus spinosa*
- *Salix* spp.



Betula pubescens



'Farmstead' Built Form Typology



Houses Looking Over Pond



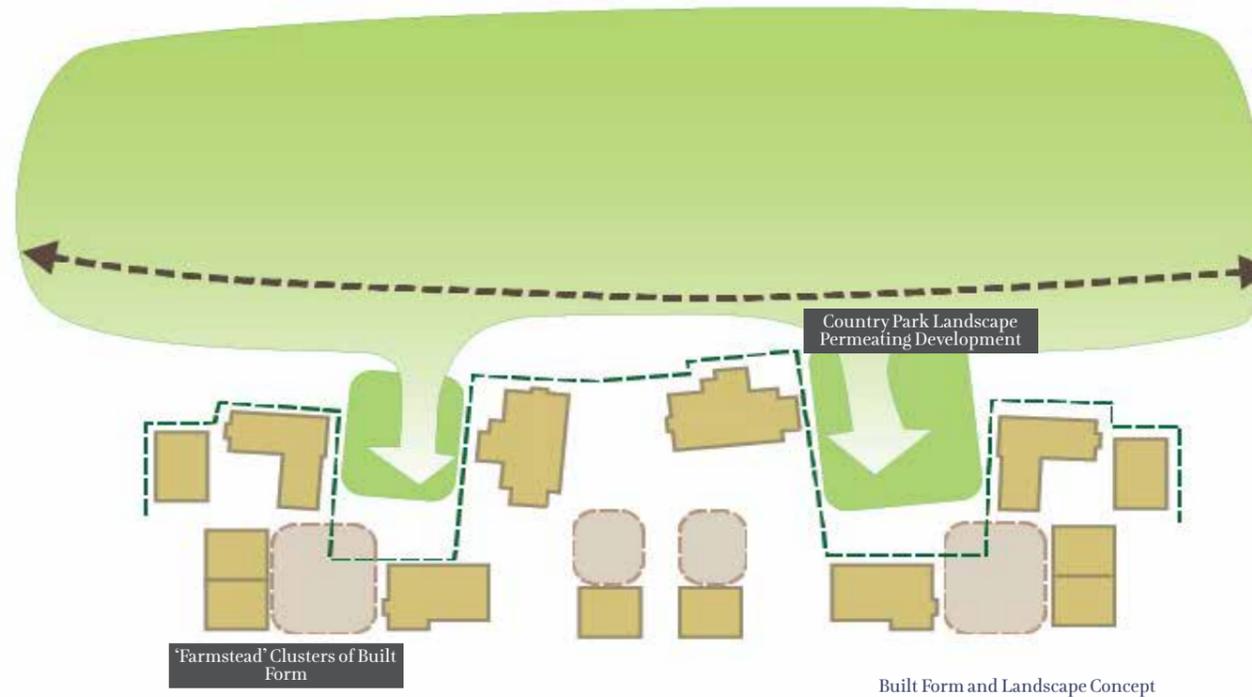
Swift Brick



Agricultural Style Post and Rail Fencing



Ponds and Reedbeds



Built Form and Landscape Concept

5.8 COUNTRY PARK DESIGN & MANAGEMENT



FIGURE 26: COUNTRY PARK AREAS

The proposed development at Sandford Park includes an exciting opportunity to deliver a new Country Park on the doorstep of Chelmsford offering the prospect of a substantial new public open space with improved access and facilities, delivered in a way that preserves the unique characteristics of the River Chelmer valley and enhances existing habitats.

This section describes the proposed strategy for landscape interventions and outline the medium to long term management objectives of the proposed Country Park.

The vision for the Country Park is based on the principle of ‘minimum intervention,

maximum impact’, whereby a series of light touch landscape design proposals are focused on key areas to gain the most benefit by reinforcing and amplifying the existing features and characteristics that contribute to the site’s sense of place, its ecological value, and its recreational and educational opportunities.

These design proposals have been explored in more detail in the subsequent pages of this document based on the identification of key areas that best demonstrate the potential combination of existing and proposed landscape features.

The areas are identified as follows:

- A. Park Gateway
- B. Country Park Interface
- C. Lakes
- D. Riparian Habitats
- E. Woodland Edge
- F. Chelmer & Blackwater Navigation

PARK GATEWAY

An area that provides a natural focal point to the Country Park, with a high level of connectivity to the proposed development and the wider footpath and cycleway network, including a new link towards Sandford Mill. An exciting Neighbourhood Play Area and an informal kickabout area would be provided as part of considerable overall recreational provision for future and existing residents of the area.

Key Landscape Elements

- Equipped Play Area.
- Informal 'kickabout'.
- Picnic Tables and Seating.
- Access to Footpath and Cycleway Network.

Management Strategy

- Maintenance of the play area to a high standard to ensure it caters for residents from the wider area.
- Management of the landscape to create an attractive setting, emphasising the area as a focal point.
- Management of spaces and pathways to encourage access and recreation.



Natural Play



Sensory Planting



Adventure Play



Picnic Area



Adventure Play



Sensory Planting



Kickabout Area



Park Gateway Typical Section

COUNTRY PARK INTERFACE

A transitional zone between the open flood plain of the Country Park and the proposed housing area. One that sensitively addresses views in and out while providing an enhanced setting and unique landscape asset to the development. Due to landform, this area will have a strong emphasis on blue infrastructure, meeting the sustainable proposal's drainage needs of the proposal with a holistic landscape design approach.



Ponds and Reedbeds



Boardwalks



Ponds and Reedbeds



Water Meadow Planting



Salix alba



Pathways and Boardwalks



Cycleway & Seating

- Key Landscape Elements**
- Cycleways and Footpaths.
 - SuDS Basins and Ponds.
 - Water Meadows and Reedbeds.
 - Native Wetland and Parkland Tree Planting.
 - Seating Areas and Boardwalks.

- Management Strategy**
- Management of SuDS features to mitigate flood risk.
 - Maintenance of wetland areas to promote native species and discourage invasive species.
 - Promotion of management practices that seek to naturally filter and clean surface water.
 - Management of spaces and pathways to encourage access and recreation.



Country Park Interface Typical Section



LAKES

This central waterbody would be retained and enhanced as part of the proposed development with areas of shoreline opened up to public access. There would be a strong focus on education and interpretation, with bird hides and pond dipping platforms provided as a resource for visiting school groups and the general public alike. There would also be an emphasis on ecology, encouraging diverse native wetland habitats to take hold.

Opportunities to retain fishing on the lakes will be explored through consultation with key stakeholders.

Key Landscape Elements

- Native Wetland Tree Planting.
- Bird Hides and Pond Dipping Platforms.
- Native Shrub Planting.
- Water Meadows and Reedbeds.
- Informal Footpaths.

Key Management Strategy

- Management of spaces and pathways to encourage access and recreation with a focus on education.
- Maintenance of wetland areas to promote native species and discourage invasive species.
- Maintenance of open water areas to encourage native birds.



Pond Dipping



Betula pubescens



Bird Hide



Populus nigra



Alnus glutinosa



Pond Dipping



Bird Hide



Salix viminalis



Native Wetland Birds



Water Meadow Planting



Central Lake Typical Sections

RIPARIAN HABITATS

Provision of a series of interventions that provide enhanced wetland habitats along the existing ditches within the site. This would include a focus on tree planting to provide shade and areas of characteristic wet woodland, reedbeds and ponds to provide habitat for declining bird species and water voles, and waterside shrub thickets to provide havens for wildlife such as otters near the riverbank.



Ponds and Shrub Planting



Reedbeds



Wetland Meadows and Pond



Wetland Carr



Grazing Meadow



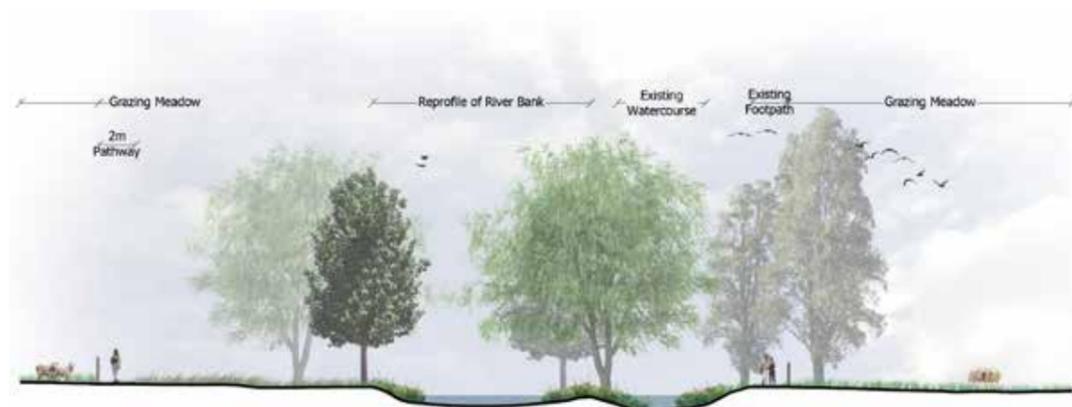
Mown Grass Paths

Key Landscape Elements

- Native Wetland Tree Planting.
- Ponds and Scrapes.
- Wet Woodland, Reedbeds and Alder Carr.
- Native Shrub Planting.
- Species Rich Floodplain Meadow.
- Conservation Grazing.
- Mown Grass Paths.

Management Strategy

- Rotational de-silting/clearance of wetland habitats to ensure long term maintenance of wetland habitat.
- Maintenance of wetland areas to promote native species and discourage invasive species.
- Priority given to habitats and biodiversity over public access.
- Meadow areas managed through conservation grazing or yearly hay cut.



Riparian Habitat Typical Section



WOODLAND EDGE

A peripheral zone along the Essex Yeomanry Way where existing vegetation would be reinforced with new native woodland planting, thereby providing visual and noise containment to the road, providing enhanced habitats on site, and mitigating climate change.

Key Landscape Elements

- Native Woodland.
- Woodland Walkways.
- Woodland Edge Planting.

Management Strategy

- Establishment of a diverse and resilient area of native woodland.
- Rotational coppicing to maintain variation in structure of vegetation.
- Creation of log and brash piles.
- Management to encourage diverse native ground flora.



Woodland Walk



Acer campestre



Log Piles



Ilex aquifolium



Quercus robur



Native Woodland



Woodland Edge



Woodland Edge Typical Section

CHELMER & BLACKWATER NAVIGATION



Navigation



Salix caprea



Wildflower Meadow

Minimal intervention including enhancements to the existing footpath along the navigation and limited planting of characteristic tree species.

Key Landscape Elements

- Native Tree Planting.
- Wildflower Meadow and Grazing Meadow.

Key Management Strategy

- Maintain open views across the site available from the River Chelmer.
- Selective pollarding of riverside willow trees.
- Conservation grazing where appropriate.
- Management of pathways to encourage access and recreation along the river.



Grazing Meadow



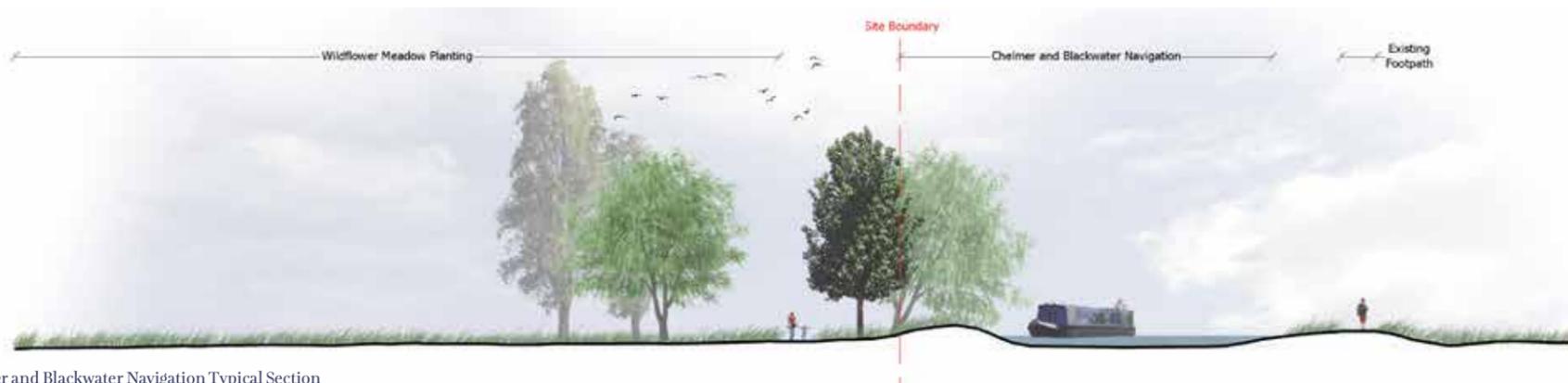
Willow Pollard



Populus nigra



Alnus glutinosa



Chelmer and Blackwater Navigation Typical Section



5.9 ILLUSTRATIVE LANDSCAPE MASTERPLAN



FIGURE 27: LANDSCAPE MASTERPLAN

Legend

- Masterplan Boundary
- 1** Proposed development parcels
- 2** Existing hedgerow retained / reinforced with native planting
- 3** Farm shop/Bronze Age Ring Work Enclosure retained and respected
- 4** Loop road with avenue tree planting
- 5** Amenity parkland providing landscape gateway to development
- 6** Neighbourhood Equipped Area for Play (NEAP)
- 7** Local Equipped Area for Play (LEAP)
- 8** Blue infrastructure / SuDS features / Country Park interface
- 9** Country Park - grazing meadow / wildflower meadow
- 10** Existing pond enhanced with native tree planting, pond dipping and bird hide platforms and improved public access
- 11** Existing pond for fishing / ecological enhancement
- 12** Woodland buffer planting providing structural planting and enhanced containment from the A1114
- 13** Proposed native hedgerow
- 14** Enhancement of watercourse including re-profiling of banks, reed beds and wetland carr planting and provision of off-stream habitats
- 15** Interpretation board identifying landmarks, pillboxes and Bronze Age Ring Work Enclosure
- 16** Sandford Mill Science and Education Centre
- 17** New and existing pedestrian routes
- 18** Chelmer and Blackwater Navigation
- 19** Native white willow and black poplar planting
- 20** Car park and vehicular access for the Country Park
- 21** Informal kickabout area

5.10 BLUEINFRASTRUCTURE



Permeable Paving



Reedbeds



Swales



FIGURE 28: BLUE INFRASTRUCTURE

The character of the site is strongly influenced by water, with existing lakes, ditches and watercourses present within the flood plain to the north of the housing allocation.

The proposed development will include a comprehensive SuDS strategy that focuses on using natural processes and materials to intercept, guide, filter and absorb surface water from the proposed development.

These wet features will be incorporated as a key part of the final landscape design and sensitively integrated into public spaces with native planting. The natural pattern of landform is the guiding principle for locating the majority of SuDS features, with a chain of SuDS elements forming the sensitive landscape transition between the Country Park and the housing area.

All proposed housing will be located outside of the flood zone, and the development will be designed to mitigate flood risk.

The SuDS strategy is shown indicatively and will be subject to detailed design as part of the planning application. It may include features such as ponds, basins, swales, rain gardens and permeable paving, as well as source control measures such as water butts.

Legend

- Masterplan Boundary
- Housing Allocation Boundaries
- Existing Watercourses and Features
- Flood Zone 2
- Topographical Contours
- Proposed SuDS Features



Ponds & Boardwalks



Water Meadows



Dry Basins



Waterbutts

5.11 DENSITY

The approach to the distribution of housing density across the site is governed by the same 'push and pull' principles that informed the alignment of the primary road overall layout of the proposed development.

Areas of medium density will be set out within the parts of the site that have the closest relationship with existing settlement.

Lower density housing will front on to the sensitive landscape interfaces, including the Country Park/Conservation Area and the Bronze Age ringwork enclosure.

The approach to density distribution across the site is as follows:

1. Low density (22 - 28dph) creating a sensitive edge that combines built form and landscape.
2. Low-Medium density (27-33dph) laid out in a series of discrete groupings, replicating local vernacular.
3. Medium density (32-38dph) with development creating appropriate site edges interfacing with existing adjacent context but still with a sensitive approach to the wider landscape context.

Legend

-  Masterplan Boundary
-  Housing Density - Medium
-  Housing Density - Low-Medium
-  Housing Density - Low
-  Bronze Age Ringwork Enclosure
-  Chelmer and Blackwater Navigation Conservation Area
-  Protect Setting for Bronze Age Ringwork Enclosure and Conservation Area

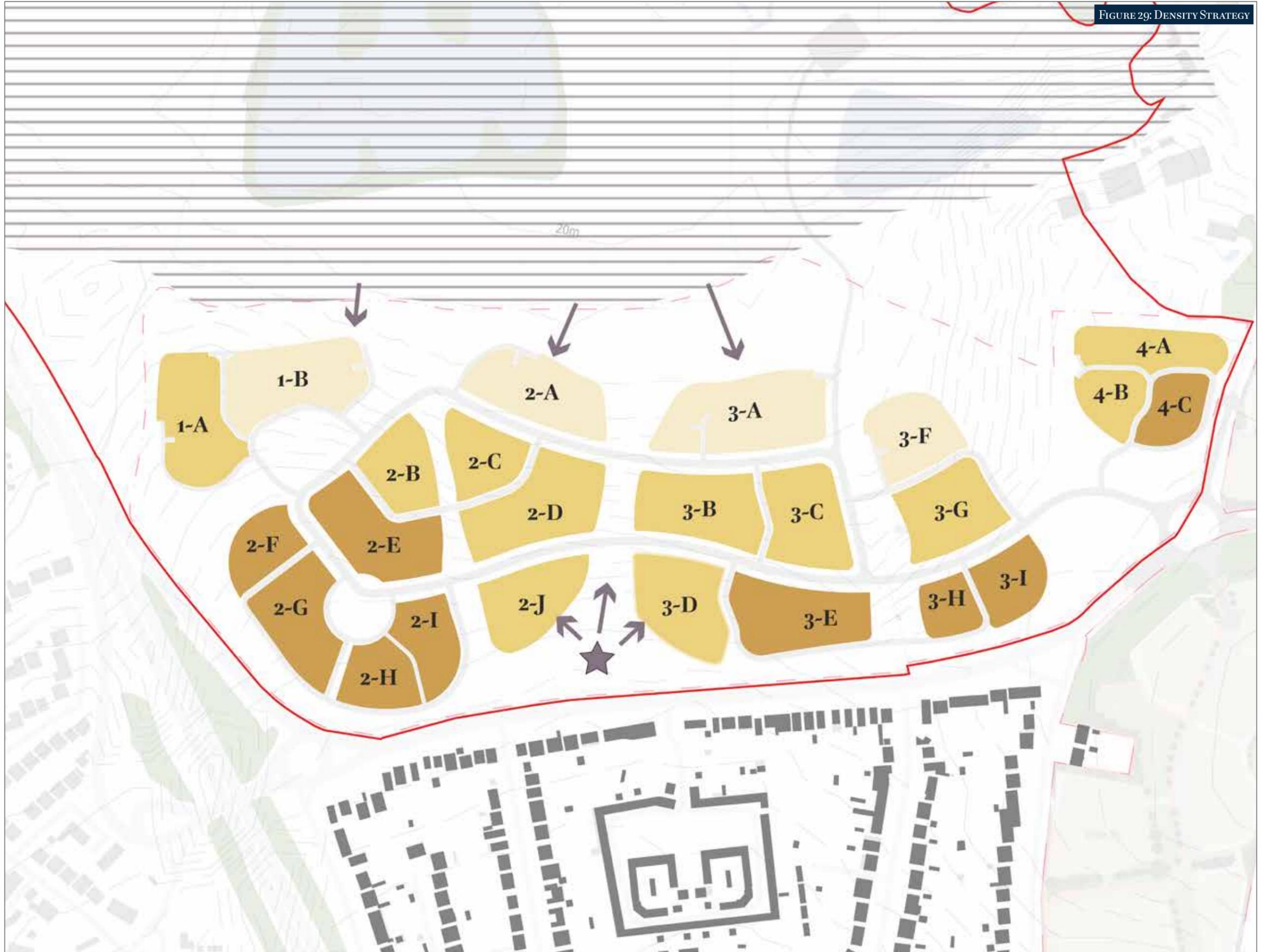
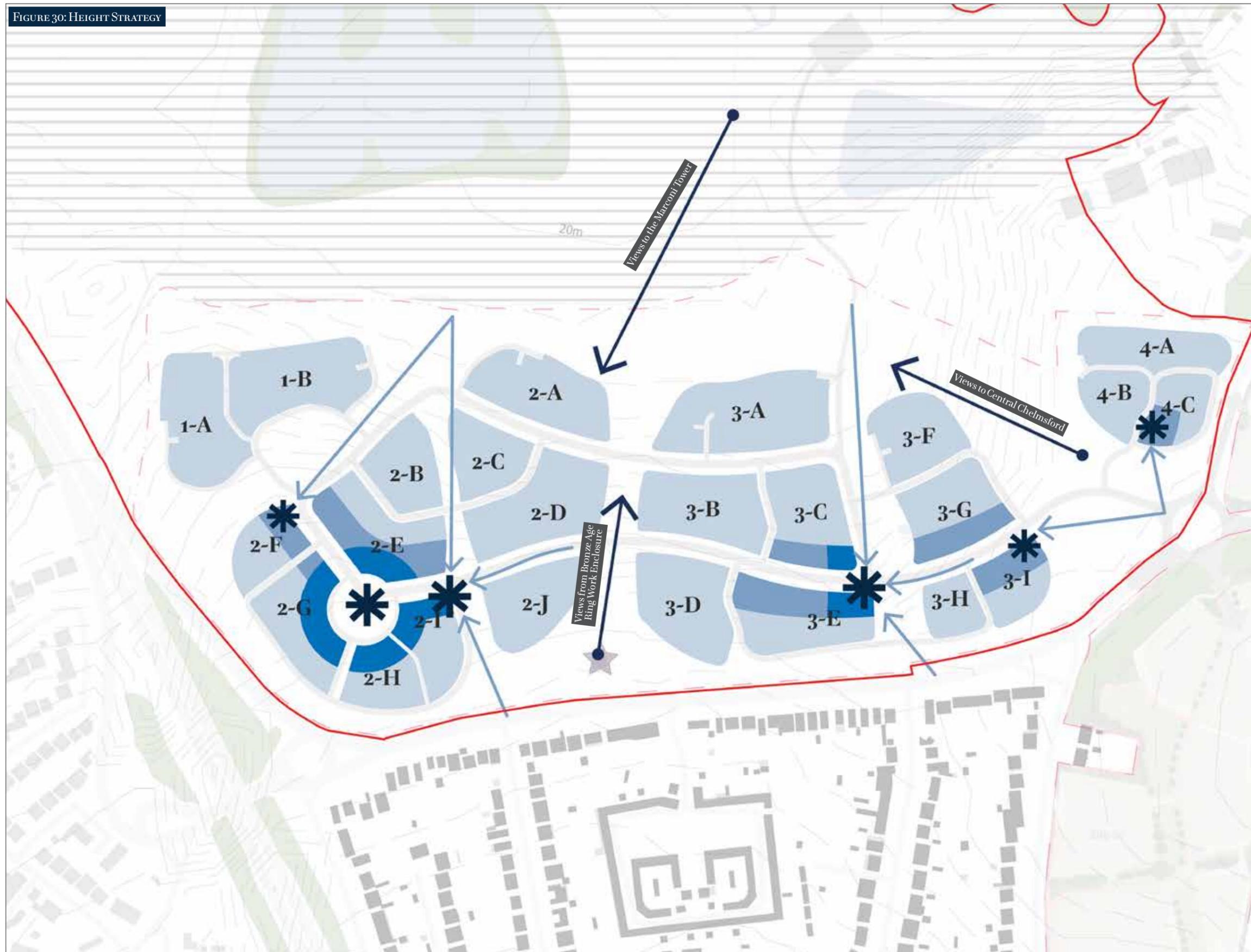


FIGURE 29: DENSITY STRATEGY

5.12 HEIGHT

FIGURE 30: HEIGHT STRATEGY



The approach to building heights is informed by the proposals for density with a sensitive approach to existing views to features outside of the site.

The starting point for built form height is a two storey maximum, however there is a strong rationale for limited areas where the maximum height is increased to 2.5 and 3 storeys.

These subtle uplifts in height, located along the primary road and away from more sensitive edges will assist in establishing a varied, dynamic roofline, and provide a placemaking role, by providing architectural focal points to articulate gateways and anchor vistas experienced from key landscape spaces.

Hopkins Homes typical storey heights (dpc to ridge) are as follows:

- 2 Storey - 8-9m
- 2.5 Storey - 9.5-10.5m
- 3 Storey - 11-13m

Detailed proposals for heights of buildings will be determined through the planning application.

Legend

- Masterplan Boundary
- Up to 3 Storey
- Up to 2.5 Storey
- Up to 2 Storey
- ★ Bronze Age Ringwork Enclosure
- Conservation Area
- Key View - Protect
- Key Development Vistas
- ✱ Key Gateway / Marker Building



5.13 SUSTAINABILITY AT HOPKINS HOMES

Hopkins Homes is proud of its green credentials and demands that its homes are energy efficient and constructed to a high standard of sustainability. Further details of all sustainable design measures will be set out at detailed design stage, with due regard to Chelmsford's 'Making Places SPD'. However, key measures relating to environmental performance and sustainability have been identified for the proposed development, including the following.

Energy Efficiency

Hopkins Homes' standards will limit CO₂ emissions by increasing the thermal performance of the fabric of proposed buildings through the utilisation of low carbon technology and robust building design details to achieve high level of air tightness and controlled ventilation. Home User Guides will be provided to enable the promotion of energy efficiency within the community of the development and provide further resources to enable long term carbon and energy reduction.

Water Conservation and Management

The proposed development will not be vulnerable to flood risk and will not cause flood risk elsewhere. The scheme will be accompanied by a comprehensive Sustainable Drainage System that is integrated into the landscape using natural features wherever possible.

Sustainable Construction and Materials

"A" rated materials components will be aimed for as assessed in the Green Guide for Specification (BRE). This will include construction details for the roofs, external and internal walls, ground and upper floors and windows. By specifying materials that are A rated it reduces the environmental impact of the materials on our environment over their life cycle.

Waste Recycling

The layout of the development will be designed to meet local standards for recycling and waste collection. Hopkins Homes provide information and support for local schemes on recycling and sustainable living within a home user guide on completion.

Tree Planting

The proposed development will conform with Chelmsford's 'Making Places SPD', with a minimum of three trees planted per dwelling.

Health and Well-being

By designing in features into all housing, Hopkins Homes promotes a variety of features which improve quality of life within the dwellings and also on site. Designing homes with good natural day lighting, reducing the need to use artificial lighting and increasing the potential for solar gain while preparing for any over-heating risks by using natural ventilation all assist in this aim. Access to green space is a key focus for Sandford Park, with clear opportunities to promote health, well-being and exercise through the design of the proposed development.

Construction Management

By promoting Hopkins Homes' environmentally, socially considerate and accountable management of their construction sites, the construction programme will seek to achieve best practice site management principles. It will optimise site activity so that the mitigation of environmental impacts are of the highest regard. Monitoring the site processes and setting targets so that reductions can be made on the use of water and energy, adopting best practice in respect of air pollution arising from site activities and over 80% of timber is recycled.

During the construction phase a site management plan will be produced. This will include measures for identifying, sorting and separating construction and demolition materials for re-use and recycling. The plan will also identify effective methods for minimizing construction waste.

Ecological and Landscape Enhancement

The proposed development is accompanied by a comprehensive landscape strategy underpinned by detailed surveys and a robust analysis of the site and its features. The landscape strategy has been developed with the aim of improving and enhancing the site wherever possible, including through the extensive planting of native trees, hedgerows, shrubs and wildflowers. A Landscape and Biodiversity Management Strategy will be submitted as part of the planning application to set out the measures required for successful landscape establishment and longer-term maintenance and management as well as habitat creation and enhancement, in accordance with local and national policy.

6 QUANTUM OF DEVELOPMENT

Local Plan Policy 3A, states that *“the masterplanning process will determine the final number of new homes, which could be in excess of 250 homes, whilst ensuring that the overall objectives of the site policy are not compromised”*.

This masterplan document has been informed by a robust analysis of the site’s historical, physical and visual context, with the establishment of a comprehensive set of site-specific design principles based on a detailed understanding of all aspects of the project. This process has been approached iteratively, and informed by in-depth collaboration with officers of Chelmsford City Council, and feedback received from the Stage 1 and Stage 2 Consultations.

The Masterplan Document does not determine a specific number of new homes to be provided on the site. However, on the basis of the principles that have been established within it (which seek to ensure a high quality, landscape led development, accounting for constraints and opportunities),

and applying appropriate densities to the development parcels identified, it is considered that the Masterplan Framework would deliver approximately 340 new homes. This number has been calculated on the basis of Figure 31 and the table below right.

When viewed in the context of the area allocated for residential development through the Chelmsford Local Plan, 340 homes would represent a low gross density of around 17 dwellings per hectare (dph). Whilst mindful of the Government’s call (as set out in the National Planning Policy Framework) to make efficient use of land for development, the approach proposed here is nevertheless considered appropriate in response to a detailed assessment of the site’s characteristics.

The precise number of new homes to be provided on the site will be determined through a subsequent planning application to follow the Masterplan.

DENSITY BAND	SUB-PARCEL	COMBINED DEVELOPABLE AREA	AVERAGE DENSITY	APPROXIMATE UNITS
Low	1B, 2A, 3A, 3F	2,54ha	25dph	64
Low-Medium	1A, 2B, 2C, 2D, 2J, 3B, 3C, 3D,3G, 4A, 4B, 4C	5,28ha	30dph	158
Medium	2E, 2F, 2G, 2H, 2I, 3E, 3H, 3J	3,36ha	35dph	118
Total		11,18ha	30,4dph	340



FIGURE 31: DEVELOPABLE AREA

7 CONSULTATIONS

7.1 STAGE 1 CONSULTATION CHECKLIST

ISSUE RAISED	ACTION	RELEVANT PAGE NUMBER
ECC expressed some concerns with the proposed main cycling route into Chelmsford: ECC suggested that account would need to be taken of those wanting to use different routes, and concerns with the route shown given that cyclists currently have to dismount at the Army & Navy roundabout.	Masterplan Document has given consideration to a number of options and followed a clear rationale in arriving at preferred options. Preferred cycle route is predominantly on land outside of Hopkins Homes' control, but the proposed development could help facilitate improvements to the route by way of potential contributions, providing these are proportionate and otherwise CIL Regulations compatible.	58-65
Lack of direct cycle link to north of site (ECC and CCC).	Further discussions with CCC have been carried out regarding potential for link to go through Sandford Mill and are ongoing. The Masterplan Document makes clear that this could potentially be provided, however it is not essential to the sustainable transport strategy.	65
ECC Passenger Transport suggested they would like to see provision made for buses to access the site.	Future residents will have easy access to existing bus stops along Maldon Road. Bus operators unlikely to wish bus to enter site given the accessibility of existing bus stops to future residents, and the delays to journey times that re-routing services through the development would cause.	56
Wording was overly negative in terms of the approach to addressing heritage assets, including Bronze Age enclosure.	Masterplan Document text has been reworded more positively in terms of approach to heritage assets, explaining opportunity to enhance their setting through the development.	32
Width of proposed green fingers insufficient (CCC and ECC). (LW of CCC acknowledged that it was not simply about the width of the fingers)	Further supporting material has been prepared to set out the aspirations for landscape, built form and access to demonstrate in further detail the proposed relationship between built form and landscape in these key spaces. Additional material was presented to officers of Chelmsford City Council to obtain buy in on proposals. This material has been developed and subsequently incorporated into the Masterplan Document.	56, 66-89.
ECC requested further engagement in respect of SuDS (subsequent email with further details from ECC forwarded to Stantec)	ECC confirmed that once more detail becomes available on the Flood Risk Assessment and proposed Drainage Strategy they will be happy to engage further. Key points concerning the provision of un-obstructed corridors along watercourses crossing the site and the location of storage structures outside of the floodplain are already allowed for by the proposed masterplan whilst details of source control measures and the design of multi-function SuDS features will be addressed as the design develops.	n/a
Suggestion from Sport England that the Country Park incorporate an area for informal play / 'kick-about' near to homes; and circular, signed-posted, running / walking routes.	An informal 'kick-about' area has been added to the proposals. A series of waymarked pedestrian and cycling routes have also been incorporated.	66
It was suggested that the development would be an ideal location to create habitats for swifts, as the Country Park would provide excellent foraging grounds for them. Habitats could be created relatively easily through use of swift bricks in the residential development.	Masterplan Document includes reference to swift bricks in three of the character zones (Country Park Transition, Western Finger, Hedgerow Corridors).	75, 79, 80
Need for dedicated and separate paths for cyclists and walkers / runners within Country Park, to avoid conflict	A series of waymarked walking and cycling routes have also been incorporated within the Country Park, with a clear hierarchy to guide usage.	67
Country Park to include rest areas	Rest areas with seating are proposed in a series of locations within the Country Park. Further detail will be provided within a holistic street furniture strategy as part of a planning application.	67
Health Impact Assessment required. Suggested that this be undertaken as early as possible.	Text relating to the preparation of an HIA has been included in the Masterplan Document.	67
Questions of future management of Country Park	The Country Park design and management strategy has been incorporated into the Masterplan Document. Arrangements for adoption/responsibility of Country Park subject to ongoing discussion.	81-87
Bridleways should be incorporated into the Country Park, connecting to those proposed by Redrow. There was policy support for such (Cllr Sue Dobson)	The location of existing and proposed bridleways within the surrounding area and in particular within the Redrow development do not provide a safe and direct means of access to the County Park for equestrians. On this basis, no bridleways have been incorporated into the Country Park.	n/a
Country Park car park: still uncertainties re location. Some concerns from local residents' representative regarding anti-social behaviour and impact on neighbours.	Location of proposed car park adjusted to be further from rear of existing residential properties and a more prominent position with better passive surveillance. Car park access arrangements potentially to include lockable gate to discourage antisocial behaviour.	56
It was questioned by community representatives / Councillors what the environmental performance of the new development would be.	Stage 2 masterplan has been updated to outline Hopkins Homes' approach to sustainability and environmental performance.	92
Councillors questioned storey heights of development.	Masterplan Document includes full detail of proposed storey heights	91
It was questioned whether Sandon School would be engaged in the development of the masterplan, with participants noting in particular opportunities for students to see how issues such as heritage and ecology are addressed as part of development; as well as being an excellent opportunity to ensure young people's views could be considered in the preparation of the masterplan. Sandon School representative expressed support for involvement of the school.	Consultation with schools/students has not been possible due to covid restrictions, however Hopkins Homes would be happy to further discuss this with the School representative.	n/a
GBENA representative suggested there was a long term lease on the fishing lakes on site, and that this secured private fishing rights over these. This was at odds with the masterplan's proposals to enhance the public use of the fishing lakes.	Lease arrangements have been reviewed and discussions are ongoing with CCC and other stakeholders. Masterplan Document makes clear that continued use for fishing is an aspiration of the proposed development.	84
A Councillor asked whether it would be possible to provide vehicular access to the Country Park without having to utilise new access to be provided for residential development off Maldon Road (i.e. whether an access via Essex Yeomanry Way was feasible).	With the exception of Maldon Road and Sandford Mill Lane, the development site does not share a site boundary with any other section of existing highway apart from Essex Yeomanry Way. Essex Yeomanry Way is a dual carriageway road constructed along an embankment. As such it is not feasible to construct a new separate access for the Country Park which does not also provide access to the proposed residential development.	n/a
A Councillor noted that a Great Baddow Village Design Statement was prepared and is still considered extant.	Reference has been made to Great Baddow Village Design Statement and the proposals have been progressed with the document's guidance in mind.	21

7.2 STAGE 2 CONSULTATION CHECKLIST

A large number of comments were received from various organisations and individuals through the Stage 2 Consultation, and these have informed the final version of the Masterplan Document. A full response to all comments has been provided to Chelmsford City Council, however the table below summarises changes that have been incorporated.

ACTION	RELEVANT PAGE NUMBER
Update Sandford Park Vision Objectives, Policy & Designations, Circulation Facilities & Noise and Landscape Appraisal to include reference to safe, direct sustainable routes, and multi-functional Green Infrastructure.	11, 18, 19, 37, 38
Identify GP surgeries and dentists in Local Facilities and Amenities Section.	22, 23
Update heritage section to account for recent listed building status of the Great Baddow Mast.	32
Review and correct location of existing crossings in Circulation, Facilities and Noise section.	37
Add street tree planting as an opportunity in the arboricultural section.	42
Add reference to public transport in overall opportunities.	45
Update legend, labelling, access arrangements and SuDS in Masterplan Framework and other drawings, including ensuring all SuDS are shown outside flood zone.	53, 88, 89
Review proposed Maldon Road crossings, add eastern pedestrian/cycle access to farm shop, add pedestrian/cycle access from eastern parcel to Sandford Mill Road.	53, 56, 57
Review and adjust legends, colours, crossings and cycling hierarchy in Figures 19 and 20. Add 400m buffers to bus stops.	56-57
Include reference to local standards for waste collection and the bridge to visitor facilities at Sandford Mill.	56
Add reference to equestrian access to the Country Park being discussed as part of the planning application.	56
Amend cycling strategy to note flood zone and width of existing bridge as constraints and include reference to Army and Navy roundabout proposals. Update conclusion to better communicate preferred strategy.	60-65
Provide a wider movement strategy drawing referencing East Chelmsford/City Centre Movement Strategy, and Army and Navy roundabout proposals with proposed bridges in Country Park added. Include reference to public transport and note on developer contributions.	66
Include reference to Chelmsford's 'Making Places SPD' in Wayfinding, Street Furniture, & Public Art section.	67
Improve legibility of Character Zone plan.	68
Update labelling and sections in character zone strategy, removing kiosk from Park Gateway, cycling from Chelmer Navigation and reference to 'pavements' in central finger.	68-87
Check and update all character zone descriptions for consistency with current proposals for height and overall development principles.	68-80
Add new character zone study for Eastern Parcel (parcel 4).	76-77
Update landscape concept plan and blue infrastructure plan in accordance with other comments.	88-89
Add ranges to density bands.	90
Update Sustainability Statement to include reference to Making Places SPD and commitment to planting 3 trees per unit.	92





Appendix 2 – Summary of consultation and neighbour responses

Matrix for Stage Two consultation responses

East Chelmsford – Strategic Growth Site 3a – Manor Farm

Consultee	Matters that need to be addressed at masterplanning stage	Matters that will need to be addressed and/or considered at pre-application	Matters that will need to be addressed at planning application stage	Not agreed by CCC/no further action needed
Sandon Parish Council	<ul style="list-style-type: none"> - Concern on the increase in numbers from 250 homes to 340 – it should be no more than 250. - The proposed cycle routes are not acceptable. There should be a dedicated route through the Country Park across to the Army and Navy roundabout. - Bridleways should be included in the Country Park. 	<ul style="list-style-type: none"> - Appears there are little infrastructure improvements around the development. - Concerns on impacts on traffic and inclusion of additional roundabouts and crossings. - Financial contributions for education, community and healthcare services will not help these already stretched institutions. 	<ul style="list-style-type: none"> - Question why the masterplan asserts that there are no Great Crested Newts. An independent survey should be taken to verify this prior any works on the Country Park. 	

	<ul style="list-style-type: none"> - Concerned on the position of the Country Park car park behind Sandford Mill Cottages. - Concerned on the capacity of the Country Park car park- it may not be sufficient as the Country Park will have a wide draw. 	<ul style="list-style-type: none"> - Concern that development would put further strain on sewer network. - Welcome storey height limited to 2.5-3 storeys – anything taller would be out of keeping with the area. 		
Great Baddow Parish Council	<ul style="list-style-type: none"> - Acknowledge that the Hopkins Homes and Redrow Homes sites are two separate developers but it is imperative that a holistic overview of both is taken at the same time and a synergy between both is essential – written confirmation and proof this has and is taking place is requested. - More than one box junction is required, along with crossing areas for residents along Maldon Road due to traffic congestion. - Additional traffic will exacerbate existing traffic issues and cause further health, pollution and safety issues. - Proper off-road, dedicated cycle routes are essential – PC maintain that 	<ul style="list-style-type: none"> - A coordinated approach is needed with these sites and the Army and Navy works. - Joint planning applications should be submitted on relevant areas such as road layouts, utilities and infrastructure - proof of this is requested. - Consideration must be given to providing roads and pavements of sufficient width to safely accommodate the mix of pedestrians, cyclists and different types of vehicles users. 	<ul style="list-style-type: none"> - Any joint application with Redrow Homes for highway works should be considered and agreed before building works are allowed on either site. - No works should take place until a detailed surface water drainage scheme has been approved. - Affordable housing is not affordable to 	<ul style="list-style-type: none"> - Requests CCC obtain from the Environment Agency and other bodies up-to-date reports on the full length of the Chelmer-Blackwater Navigation system from the Springfield Basin to the sea.

	<p>a safe route is still required on the northern side of Essex Yeomanry Way.</p> <ul style="list-style-type: none"> - Disagree that Cycle Option 1 is safe and adequate. The developer should undertake a survey of the area to see that it is one of the main bus routes in Chelmsford, is heavily trafficked and has a number of parked cars. - A safe, off-road route will encourage less cars, reduce congestion and (positively) impact on people's welfare. - Any agreed cycle route needs to link up with the Redrow Homes development. Proof is requested that both developers are working on this. - No bridleway provision in the development. Proof is requested that these will be included. - Proof is requested that there have been discussions with bus companies in extending services. - Concerns on flooding and increases to it. 	<ul style="list-style-type: none"> - Request that evidence from the CCG and Essex Education Authority is provided on how school and health facilities will accommodate the additional residents. - Country Park proposals should not impact on flooding. 	<p>most. Would like to see more housing at lower cost to encourage people to be able to get onto the housing ladder.</p> <ul style="list-style-type: none"> - Request that appropriate, independent ecological surveys are carried out and made publicly available. - Question how noise increase will be addressed and compensated for - suggesting that noise will be cut as the houses are built is not sufficient. - Request restrictions on construction working hours and adequate provision 	
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	<ul style="list-style-type: none"> - Disagree in the increase in housing numbers – will result in greater pressure on infrastructure, parking etc. - 3 storey dwellings in Townhouse Square are not in keeping with the area. - How will the development be sympathetic to the Climate Emergency – no mention in the masterplan. - Will all dwellings be built with zero emissions in mind – what sustainable measures are proposed? - Question the absence of the Ecological Appraisal prepared by Aspect Ecology accompanying the masterplan – where can this be viewed? Question the absence of Great Crested Newts. 		for construction vehicles.	
Sport England	<ul style="list-style-type: none"> - Cycle parking should be provided at key destinations such as the Townhouse Square, Gateway Park and the Country Park transition area and within the country park to encourage and support cycling. 	<ul style="list-style-type: none"> - Townhouse Square should be designed so that there is sufficient unobstructed space to allow small pop-up events to take place and to allow groups to congregate i.e. attention should be 	<ul style="list-style-type: none"> - Recommend that the HIA checklist is completed as part of a HIA that supports a planning application to demonstrate how opportunities have 	<ul style="list-style-type: none"> - Note significant opportunities the development would provide for informal recreation and physical activity.

		<p>given to the positioning of trees and paths.</p>	<p>been maximised for encouraging physical activity.</p> <ul style="list-style-type: none"> - Recommend Sport England's 'Designing for Physical Activity – Routes and Wayfinding' guidance is considered during the detailed design 	<ul style="list-style-type: none"> - Welcome the amendments made in response to comments by Sport England at Stage 1 with regards to the separate circular walking, jogging and cycling routes in the country park and the informal kick-about area at Gateway Park. - Welcome the approach to wayfinding, street furniture and public art. - The visitor facilities at the Park Gateway should include toilets and refreshments as such facilities will have a direct influence over whether some users will visit the Country Park and how long they will stay.
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<p>Environment Agency</p>		<ul style="list-style-type: none"> - Sustainable Drainage Systems (SuDs) should be carefully considered in discussions with the Lead Local Flood Authority - Anglian Water Services should be consulted regarding the available capacity in the foul water sewer - New development should be designed with a view to improving resilience and adapting to the effects of climate change 	<ul style="list-style-type: none"> - Due to the nature of development and the site's flood zones (1,2 &3) it is necessary for the application to pass the Sequential and Exception Tests and to be supported by a site-specific Flood Risk Assessment (FRA). 	
<p>Natural England</p>	<ul style="list-style-type: none"> - Would be useful to have a clearer understanding of the visitor strategy for the Country Park – it could have implications for its function, detailed design and management strategy particularly in terms of the provision of pedestrian and cycle routes depending if it intended to serve the local area vs. a wider geographical area. 	<ul style="list-style-type: none"> - Country Park could potentially meet guidelines for Suitable Accessible Natural Greenspace (SANGS). - Natural England would be happy to advise developers on the detail of SANGS at pre-application stage. 	<ul style="list-style-type: none"> - How the maintenance and management of the Country Park will be funded in perpetuity needs to be clarified. 	<ul style="list-style-type: none"> - Support proposals for Country Park - will add recreational and biodiversity value to existing site and will meet a range of recreational demands.

<p>Essex County Council Major Development and New Communities</p>	<ul style="list-style-type: none"> - Masterplan makes limited reference to the adopted masterplan for Sites 3b-d. Eg. assessment of wider cycling connections relates to Site 3a and the city centre with no reference to the proposed employment and early years nursery at Site 3b. - Masterplan should demonstrate the linkages between the Hopkins masterplan and the Redrow masterplan. <p><u>Suggested amendments/comments on masterplan sections</u></p> <ul style="list-style-type: none"> o Sandford Park Vision: Key Objectives (page 11). Objectives 5, 6 and 7 should refer to <i>'multi-functional'</i> green infrastructure corridors, principles and space. Other references in the masterplan should also be amended to emphasise the multi-functional use of green infrastructure and safe direct pedestrian and cycle connectivity for consistency. 	<ul style="list-style-type: none"> - Health Impact Assessment <ul style="list-style-type: none"> o Should have regard to the Essex Design Guide - Healthy Places Advice notes for planners, developers and designers (2019). o The cumulative impacts of development need to be considered including consideration of healthcare services and facilities and social care. o Developer is expected to contact the Council at pre-application stage to enable discussions on the likely type of HIA required. - The development should deliver a high level of accessibility and space standards to ensure new homes are suitable for ageing households and those with disabilities. 	<ul style="list-style-type: none"> - The development could generate a need for some pupils who need Special Education Need and Disabilities (SEND) provision requirements. - Any site drainage features must be included within application redline to ensure compliance with any conditions. - A Minerals Resource Assessment is required as part of the planning application. - Recommend preparation of a Minerals Supply Audit and Site Waste Management Plan 	<ul style="list-style-type: none"> - The LPA may wish to consider the cumulative requirement for retail and leisure floorspace for the East Chelmsford allocations. - A Minerals Resource Assessment has not been included - the masterplan is not compliant with the site policy for Strategic Growth Site 3a.
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	<ul style="list-style-type: none"> ○ Objective 6 should include the provision of biodiversity net gain and the creation of new habitats that are connected to the existing GI network. ○ Objective 5 should also make reference to <i>‘..attractive <u>and safe direct pedestrian and cycle ways....’</u></i> – safe direct connections are needed for the local schools and the proposed nursery at site 3b. ○ Objective 5 should consider bridleways/multi-user routes. - Section 2.1, 1st paragraph <ul style="list-style-type: none"> ○ should be Chelmer <u>Village</u>. - Section 5.2 Cycling <ul style="list-style-type: none"> ○ ECC uses LTN 1/20 so where a route is also used by pedestrians, separate facilities should be provided for pedestrian and cycle movements. ○ Away from the highway, and alongside busy interurban 	<ul style="list-style-type: none"> - Encourage the developer to prepare a full housing strategy taking into account local needs and demands. - Encourage the developer to make provision for specialist accommodation and to have early engagement with ECC Housing Growth Team. - Housing should be flexible and adaptable to support homeworking. - Development should apply Building with Nature standards. - Any SuDs Strategy should be consistent with the Sustainable Drainage Systems Design Guide for Essex (2020) - Refer to section on the key areas of consideration for any pre-application with the LLFA. - The Minerals and Waste Planning Authority 	<ul style="list-style-type: none"> - Consideration needs to be given to a potential increase in household waste disposal. - Details of internet connectivity should be submitted with any application. - Details of the landscaping and GI scheme should be secured by condition. - The sustainable management and maintenance of the GI and landscaping of residential areas will be required. - Documents such as a Construction Environmental Management Plan (CEMP) and Landscape and Biodiversity (Ecological) Management Plan 	
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	<p>roads with few pedestrians or building frontages, shared use might be adequate.</p> <ul style="list-style-type: none"> ○ Cycle routes through developments should be hard surfaced, whereas natural surfaces are better for equestrians, therefore routes for horse riders and cyclists should be kept separate. <ul style="list-style-type: none"> - Section 5.4 Wayfinding, Street Furniture and Public Art <ul style="list-style-type: none"> ○ Reference should be made to the CCC Making Places SPD. - Section 5.6 Country Park <ul style="list-style-type: none"> ○ Masterplan makes little reference to the policy required visitor centre – more information is needed. - Policy Designations – Opportunities and Constraints (page 19) <ul style="list-style-type: none"> ○ Amend bullet 4 to <i>“Create a network of <u>multifunctional green infrastructure</u>’ or</i> 	<p>welcomes early engagement to clarify the requirements of a Minerals Resource Assessment.</p> <ul style="list-style-type: none"> - Consideration should be given to sustainability and place-making in relation to waste management and collection. - The early consideration of multifunctional GI allows the developer to meet many of the statutory requirements within a development scheme whilst delivering many other social, economic and environmental benefits. - The Landscape Strategy noted in the masterplan should be used to inform the layout and GI network. 	<p>(LBMP) will aid in the delivery of landscaping and GI.</p>	
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	<p><i>'Create a network of green infrastructure <u>that deliver multiple functions and benefits to people and wildlife</u>'.</i></p> <ul style="list-style-type: none"> ○ Bullet point 6 should read <i>"Ensure appropriate habitat mitigation and creation is provided <u>that promotes biodiversity net gain and connects to wider GI landscape scale network.</u>"</i> <p>- Section 3.5: Circulation, Facilities & Noise</p> <ul style="list-style-type: none"> ○ The overall strategy needs to be in line with the Masterplans' objectives for the opportunity to provide enhanced pedestrian and cycle routes to utilise and create green corridor routes through planting of GI. <p>- Section 3.6 Landscape Appraisal</p> <ul style="list-style-type: none"> ○ The overall strategy will need to consider habitat/ GI creation to deliver multiple 	-		
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	<p>functions and benefits and provide biodiversity net gain.</p> <ul style="list-style-type: none"> - Section 3.8 Arboriculture <ul style="list-style-type: none"> o The opportunities will need to consider street tree planting as part of the design. Where street trees are proposed within areas of hard landscape, we would recommend that soil cell systems are proposed. - Section 3.9 Combined constraints and opportunities <ul style="list-style-type: none"> o The overall strategy should consider multiple functions and purpose use for the open space, formal and informal sport, recreation and community space. - Section 5.4 Wayfinding, Street Furniture and public art <ul style="list-style-type: none"> o Suggest dual-purpose design is considered for street furniture. o The Framework does not mention allotments. 			
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	<p>Opportunities for food production such as community orchards and/or community gardens should be explored.</p> <p><u>Education, Early Years and Childcare</u></p> <ul style="list-style-type: none"> - It should be ensured and reference in the masterplan that good and safe walking and cycling connectivity is provided between site 3A and the existing village of Sandon as well as the allocated sites 3B,3C and 3D including the proposed nursery at Site 3B. - Expect the masterplan to facilitate safe direct walking and cycling routes between the new homes and local schools. Establishing these links may require the provision of offsite works (footways and crossings). Council note: offsite works would be subject to discussions with the Highways Authority at pre-app & planning application stage. 			
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	<p><u>Drainage</u></p> <ul style="list-style-type: none"> - Drainage Strategy - recommend an integrated series of features across the site to ensure that the pipe ponds system isn't subject to a potential single point of failure and to enhance water quality and biodiversity. - Recommend allowing space for SuDS inclusion upstream of the development. - Masterplan should consider the feasibility of SuDS features that can be used as a source control and conveyance. - Masterplan should consider the potential areas to deliver integrated SuDS within each catchment. - Consideration should be given to central rainwater harvesting systems to deliver some community's water requirements <p><u>Sustainability</u></p> <ul style="list-style-type: none"> - Development should plan for net zero greenhouse gas emissions and larger 			
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	<p>low carbon or renewable energy schemes. Masterplan should set out how it will be sustainable using principles including:</p> <ul style="list-style-type: none"> • Orientation and Form • Fabric first approach • Ventilation and overheating • Embodied and operational energy • Renewable technologies • Air-tight strategy and thermal bridge free • Energy performance must be seen <p><u>Minerals and Waste</u></p> <ul style="list-style-type: none"> - The masterplan is silent on the fact that the site lies in a Mineral Safeguarding Area. - Waste management should be considered at this stage as it can impact on place-making. <p><u>Access and Movement</u></p> <ul style="list-style-type: none"> - Reference should be made to Meadgate school in the second 			
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	<p>paragraph of section 2.7 as it also within walking or cycling distance.</p> <ul style="list-style-type: none"> - The “Road Crossings” annotation in Figure 12 is misleading, especially the crossing point in the vicinity of the off-slip from A1114, which looks like it is crossing of Maldon Road but probably relates to the dropped kerb crossing across Baddow Hall Avenue. The location should be made clearer. Also suggest that the annotation is changed to existing dropped kerb crossings. - Figure 12 needs to be expanded to include the pedestrian and cycle links from the site to the Great Baddow to City Centre Cycle route. All the access and movement plans throughout the document should show these connections. - There is no mention of public transport in the Overall Opportunities Summary in Section 3.9 - accessibility by public transport is extremely important. - There is no reference for enhanced pedestrian and cycle connectivity between the site and local facilities. 			
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	<ul style="list-style-type: none"> - Masterplan Framework Plan (Figure 18) <ul style="list-style-type: none"> o This shows proposed “footpaths” through the site. ECC will not adopt any new public footpaths unless they are informal routes which provide a connection between existing PROWs. The annotation should be changed to proposed pedestrian and pedestrian/cycle routes. This includes the “off site footpaths.” o Pedestrian and cycle routes through the built-up area of the site should be hard surfaced and lit and constructed to adoptable standards, e.g. the pedestrian route to the south of parcels 1A and 1B which connect to the existing footpath should be a surfaced and lit pedestrian and cycle route and the section of PROW running southward to Maldon Road should be upgraded to a surfaced and lit pedestrian and cycle route. o The footpath/cycle route within the site which runs parallel to the A1114 to the north, through the country park, may connect to a wider link to Meadgate school and 			
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	<p>on to the Army and Navy junction. The route shown should be extended and annotation amended accordingly.</p> <ul style="list-style-type: none"> ○ Evidence should be provided to demonstrate that 42 car parking spaces for the County Park is sufficient enough. ○ The western ped/cycle access is annotated as 'E'. The eastern access at Molrams Lane is just as important and should be annotated as a connection to Sandon and Sandon School as well as to site 3c. <p>- Access and Parking (Figure 19)</p> <ul style="list-style-type: none"> ○ A signal-controlled crossing is shown across Sandford Mill Road. It is unlikely that it will meet the criteria for signal control at this location. A dropped kerb crossing would be more appropriate at this location. ○ A signal-controlled crossing is shown across Maldon Road to the south-west of the proposed access roundabout. The location of this controlled 			
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	<p>crossing has not been agreed with the Highway Authority – it would be more appropriate that the controlled crossing is further west in the vicinity of Molrams Lane because this would be the desire line for pedestrians and cyclists to the schools. The Redrow planning application shows a signalised crossing here.</p> <ul style="list-style-type: none"> ○ The bus stops in the vicinity of Molrams Lane are likely to need to be relocated because of their proximity to the proposed crossing in Maldon Road. This should be referred to in the text in section 5.1. ○ Although agreed in principle, the location and type of the western crossing point would need to be agreed. The suggested location is very close to the southbound off-slip from the A1114 and may have to be moved further away from the junction. ○ The Manor Farm shop will not be very accessible from the eastern parcels. A pedestrian 			
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	<p>link should be provided to the east of the farm shop as well as to the west, with the footway fronting Maldon Road between these improved to 2m in width.</p> <ul style="list-style-type: none"> ○ The islands at any uncontrolled crossings should be deep enough to accommodate a bicycle. ○ Figure 19 does not include cycle routes. The key pedestrian routes should also be cycle routes. ○ The plans throughout the document appear not to be consistent in what they include - difficult to follow in terms of access and movement. The plans earlier in the document are not clear with respect to cycle routes. Also, the cycle routes are shown in purple on some plans and orange (the same as pedestrian routes) in others. ○ No mention is made in the parking strategy of the 			
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	<p>numbers of spaces to be provided, i.e. in line with ECC/EPOA standards or reduced standards to encourage alternative transport.</p> <ul style="list-style-type: none"> ○ Reference should be made to measures to reduce travel by car and encourage use of sustainable modes. ○ Consideration should be given to horse riding routes within the Country Park with connections to the bridleway network. <p>- Section 5.2 Cycling (Figure 20)</p> <ul style="list-style-type: none"> ○ Figure 20 gives dimensions of cycle routes in the legend. It would be better to identify the type of route e.g. strategic, primary etc. because all cycle routes must be LTN 1/20 compliant, and the widths depends on the expected usage of the routes. It is too early to confirm the appropriate widths of the routes. Main cycle routes should also be segregated from pedestrians. The legend 			
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	<p>should be amended to refer to LTN 1/20 compliant cycle routes.</p> <ul style="list-style-type: none"> ○ A pedestrian and cycle connection should be provided at the northern extent of the parcel 4 site frontage on Sandford Mill Road to connect into the Sustrans NCN1. ○ There should be cycle routes through all the green fingers not just the central two (as shown in Figure 20). ○ There needs to be cycle (and pedestrian) connections between all the internal roads and the East- West strategic cycle route. Some, but not all are shown on the plan and these are coloured yellow routes which is misleading. ○ All the internal roads should have cycle (and pedestrian) connections to the proposed cycle and pedestrian routes to the north. 			
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	<ul style="list-style-type: none"> ○ The wider area needs to be shown including connections to the Gt Baddow to City Centre cycle route because a cycle connection will need to be provided from the proposed crossing adjacent to Maldon Road to link to Meadgate Avenue. This should be shown in the Masterplan. - Wider cycle connections <ul style="list-style-type: none"> ○ Option 1 - The Army and Navy scheme proposals are likely to include at-grade crossings. Reference needs to be made to this rather than the existing subway. ○ A connection between the site and the Longmead/Meadgate Avenue route will be required. The possibility of an off-road route should be examined, including the feasibility of reducing the carriageway over the bridge to a single lane over the bridge. ○ Option 4 – The weaknesses/constraints should include that the existing bridge is not wide 			
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	<p>enough to accommodate cyclists. Cyclists currently must dismount. Ideally the bridge needs to be widened to accommodate cyclists.</p> <ul style="list-style-type: none"> ○ Option 5 – Part of this route is within the flood plain which should be a weakness/constraint, however this does not preclude this option being provided as a cycle/pedestrian route. ○ The summary of the wider cycle routes needs to be clarified as it refers to the preferred cycle route but does not specify which option this is. Improvements are likely to be require to several of the wider links to make them a realistic alternative to travel by the private car. <p>- Central Green Finger</p> <ul style="list-style-type: none"> ○ Cycle routes will need to be LTN 1/20 compliant, so widths will need to be agreed with the highway authority. 			
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	<ul style="list-style-type: none"> ○ The annotation needs to be changed from pavement to footway or shared footway/cycle route. ○ The term shared front access is confusing. It should be a footway with a minimum width of 2m to allow people with all mobility requirements to pass each other. ○ Details of the priority for vehicles across the narrowed section and the main cycle route crossing would need to be agreed with the highway authority. - Maldon Road Corridor <ul style="list-style-type: none"> ○ The pedestrian/cycle route should be lit and should have natural surveillance from adjacent properties. It should not be enclosed by dense vegetation. ○ The plan needs to make it clear that there will be cycle and pedestrian connections from all the internal roads and 			
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	<p>paths through the green fingers.</p> <ul style="list-style-type: none"> - Hedgerow Corridors <ul style="list-style-type: none"> o Plan 24 is confusing because the hedgerow corridor contains part of the primary loop road. The access to the country park is also proposed to be within the hedgerow corridor; this route will carry coaches to the country park and the Sandford Mill and therefore must be a suitable standard to accommodate large vehicles without compromising the amenity of residents on the route. o Trees should ideally be located outside the adopted highway boundary. Any trees with the highway would be subject to a commuted sum for maintenance. o Vegetation will not be permitted within the visibility splays. - Primary Road <ul style="list-style-type: none"> o Cycle/routes must be LTN 1/20 compliant so widths are 			
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	<p>to be agreed depending on predicted usage, and main cycle routes should be segregated.</p> <ul style="list-style-type: none"> ○ Any planting should be 1m back from the carriageway edge and any street trees will be liable to a commuted sum for maintenance. The separation of the carriageway from the footway by a landscaped strip makes adoption difficult because ECC would not usually adopt the landscaped area. <p>- Townhouse Square</p> <ul style="list-style-type: none"> ○ It is unclear how the cycle route will be segregated from the carriageway in the central area. As shown, it is likely that vehicle manoeuvring would be difficult into and out of the circular access road from the narrow section which may lead to conflict with pedestrians and cyclists. It is therefore unlikely to pass a safety audit. 			
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	<ul style="list-style-type: none"> ○ The circular access road would have to be a one-way route because of its narrow width. ○ Details of the priority for vehicles across the narrowed section of the through route would need to be agreed with the highway authority. - Landscape Masterplan (figure 26) <ul style="list-style-type: none"> ○ Should be amended to take account of comments above. ○ Reference is made to new and existing pedestrian routes, but no mention is made of cycle routes. There is also no mention of routes through the Country Park for horse riders. 			
Essex County Fire and Rescue Service			<ul style="list-style-type: none"> - Insufficient details to assess if the proposals meet Regulations on access for fire service vehicles and firefighting purposes. 	

			<ul style="list-style-type: none"> - More detailed observations on access and facilities will be considered at Building Regulation consultation stage. - Developer is reminded that additional water supplies for firefighting may be necessary for this development. - Would strongly recommend a risk-based approach to the inclusion of Automatic Water Suppression Systems. 	
Cadent Pipelines Team		<ul style="list-style-type: none"> - If the application affects one of our high pressure pipelines, it is a statutory requirement that you input the details into the HSE's Planning Advice Web App. The HSE may wish to apply more stringent criteria for 		

		building proximity after assessment.		
Chelmsford Cycling Action Group	<ul style="list-style-type: none"> - Proposed cycle route 1 does not comply with DfT LTN1/20 and should not be proposed without a deliverable acceptable scheme for problem areas, for example: existing bridge, roundabouts and slip roads over Baddow Bypass. - Masterplan should include the most direct and safest cycle route option to the city centre staying on northern side of Baddow bypass, linking to new Army & Navy scheme. - Masterplan should include proposals and commitment for upgrading cycle routes to schools. - The shared foot/cycleways proposed do not comply with LTN1/20 and should be segregated. - Masterplan should include a commitment that cycle routes will be implemented before first occupation of houses. 			

<p>CCC Parks and Green Spaces</p>	<ul style="list-style-type: none"> - Generally support location of Country Park car park but number of spaces is low by comparison to other comparable Country Parks – needs to be increased or space reserved to increase in the future. View that 60-100 spaces may be needed based on past experience. - Access to Sandford Mill via foot/cycleway bridge [3.1m wide, with appropriate weight limit of 3 tonne] is important and needs to be included as part of the masterplan. - Instead of the proposed visitor centre, a financial contribution should be sought to improve the facilities at Sandford Mill. Toilet and support facilities need to be located within Sandford Mill [even if wider facilities may not be immediately forthcoming], facilities could be phased whilst the Sandford Mill site is further developed. - The northern county park route [shown in green] would provide a potential connection via the lock by 	<ul style="list-style-type: none"> - Concerns that the County park should not become a one-stop destination for horse riding [including parking and access with horse boxes] both from a mixed use point of view and that the Country Park is in effect a close loop for horse-riding as there are no realistic or meaningful connections to bridleways beyond to the west, and north. Local informal horse-riding access can be accommodated but specially designated bridleways would not be appropriate. 	<ul style="list-style-type: none"> - Country Park car park should be grasscrete. - An alternative to wood should be considered for the play areas – gets wets and not suitable for longevity. - CCC wishes to adopt the open spaces, SUD's and the Country Park – this would be subject to a commuted sum approach. 	<ul style="list-style-type: none"> - Support location and consolidation of equipped play areas. - Kickabout area is welcomed. - The “six character areas” proposals for the Country Park look in keeping with expectations and the wider landscape setting.
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	<p>Mill Vue Road connecting into the Town Centre and providing access for the Chancellor Park and Chelmer Village communities. The surface needs to be able to cope with frequent use and a rolled crushed stone surface with edge containment a minimum standard.</p> <ul style="list-style-type: none"> - Access road [shown at ‘Hedgerow Corridors’] needs to be reconsidered. It needs to accommodate different vehicles for example buses or mini buses to support existing and potential future educational use of Sandford Mill [and the Country Park], whilst also being mindful of existing and future residents. 			
<p>Planning</p> <p>Trees,</p> <p>Landscaping and ecology</p>	<p>General ecology section 3.7, pg40-41</p> <ul style="list-style-type: none"> - Water voles have been recorded in the wider landscape at water course 3 by the Essex Wildlife Trust – this should be acknowledged. - More recognition should be given to biodiversity net gain, aiming for a minimum 10% increase – the 	<ul style="list-style-type: none"> - All new planting must consider the changing climate, species that are resilient and the need for large street trees. E.g., some of the proposed palette mixes include small trees in the central green finger character area and should seek to incorporate larger trees. 		

	<p>residential site should be able to deliver this without the need to rely on the Country Park land. The masterplan should mention using the Defra 3.0 metric to provide this assessment and it would be helpful if high level achievable gains are shown.</p> <ul style="list-style-type: none"> - Under opportunities, provision of species rich-grassland is unclear. It would be better to include "<i>create new and enhance existing habitats that provide opportunities for strong connectivity and movement across the landscape</i>". - It would be helpful to have some text on the plans for the existing pond. This is quite secluded presently and looks to be celebrated in the sections seemingly through enhancement/restoration. <p>Design Framework</p> <ul style="list-style-type: none"> - This should recognise the need for 3 trees to be planted per new dwelling to meet the Councils' tree planting 	<ul style="list-style-type: none"> - In the context of the Country Park, proposals are high level - there must be a clear understanding as to its function, design and management strategy which should be in perpetuity with the development. Planting should shape the River Chelmer corridor and look to include species indicative of a riverine habitat such as willows, alders, poplars and birches. - Question where there is an opportunity to restore some of the habitats in the Country Park to increase the size of the Local Wildlife Site (Chelmsford Watermeadows) to the northwest and the River Chelmer. 		
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	<p>initiative underpinned by the Climate and Ecological Emergency Plan.</p> <ul style="list-style-type: none"> - Maldon Road corridor should look to create a treescape along the ridge line that creates a backdrop to the development when looking up from the valley floor. Some trees could be planted immediately adjacent to the existing hedge. Appears to be a pinch point on the western aspect, pg 91 at parcels 2I and 2H which is will require amending. 			
<p>Planning Listed Buildings & Conservation</p>	<ul style="list-style-type: none"> - Various examples of local built form are analysed. It would be useful to have additional examples of other developments which have similar characteristics to this site; the topography and landscape setting, to help inform the development concept. - The Development Framework development opportunities should reflect the heritage constraints/opportunities and key views to ensure they are realised with the masterplan. The key view of heritage views should be plotted, 	<ul style="list-style-type: none"> - It is important the detailed design of the Bronze Age Monument fully reflects the opportunity for place making. - In the context of the Country Park, the car park, access road, paths and other features could significantly impact on the water meadow character of the river valley, so it is important the designs reflect this character. 		<ul style="list-style-type: none"> - The planting belt in the Country Park adjacent to the A114 is welcomed. - The concept of 'green fingers' is welcomed as a means of providing landscape continuity from the valley floor. - The open setting to the Bronze Age monument is welcomed.

	<p>including those to St Marys Cathedral and St Johns Church. The sensitive heritage settings should be defined and the views corridors identified.</p> <ul style="list-style-type: none"> - The green edge to Maldon Road is important to maintaining a treed ridgeline; there needs to be sufficient space to allow large standard trees to mature – at present there appears to be insufficient tree planting. - The height and density defined for parcels 3C, 3E, 3G, 3I and 4A, 4B and 4C is of concern in terms of its impact on key views from the river valley. - The defined building height parameters are considered excessive. - Development for the ‘3’ parcels should be limited to 2 storey. - The ‘4’ parcels are in a sensitive area on the highest ground. If any development here is feasible it should include a landscape corridor framing views towards St Marys Cathedral and St Johns Church on Danbury hill and 			
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	<p>be limited to single storey cut into the hillside with green roofs.</p> <ul style="list-style-type: none"> - Proposals generally do not fully take account of the topography and the opportunity this presents for a characterful development and an interesting roofscape. 			
ECC Historic Environment Branch			<ul style="list-style-type: none"> - Archaeological geophysical survey and targeted archaeological evaluation have already taken place on specific features. Further archaeological assessment will be needed on the rest of the site as there is the possibility of further archaeological remains. This can be subject to condition. 	<ul style="list-style-type: none"> -

Essex Bridleways Association	<ul style="list-style-type: none"> - Object to the lack of access opportunities for horse riders within the new country park. - NCN1 links with the existing Sandford Mill Road and will be accessible to all users to the new country park. - NPPF promotes access to open spaces and opportunities for sport and physical activity – horse riding contributes to health and wellbeing. - Lack of horse riding provision is in conflict with CCC’s Green Infrastructure Strategy. - A circular perimeter route with a connecting path half way across in the Country Park would be appropriate. 			-
Springfield Parish Council				No comments
Public Health and Protection Services				An assessment of environmental factors (acoustic, air quality and contamination) are required to be submitted to allow for appropriate consideration.

Matrix for Stage Two neighbour responses

East Chelmsford – Strategic Growth Site 3a – Manor Farm

Neighbour comments	Matters that need to be addressed at masterplanning stage	Matters that will need to be addressed and/or considered at pre-application	Matters that will need to be addressed at planning application stage	Not agreed by CCC/no further action needed
Principle of development	<p>Object to an increase in the number of homes – a 36% increase does not coincide with word ‘around’.</p> <p>Increase in the number of homes is contrary to the Local Plan – it should remain at 250.</p>			<p>Objections to the principle of the development</p> <p>Land should be allocated elsewhere/brownfield sites could accommodate the development.</p> <p>Development should be rejected or scaled down</p> <p>Agricultural land should remain for agriculture/unacceptable loss of agricultural land</p>

				<p>Local residents' opinions are not taken into account</p> <p>Support development – ideal for those who do not drive.</p>
Transport/highways	<p>Question whether the footpath north of Maldon Road will be widened – it should be for children coming to catch buses.</p> <p>Masterplan should show the Park and Ride and the footpath/cycle links to it.</p>	<p>Traffic along Maldon Road, local roads and the wider area including the Great Baddow bypass and the Army and Navy is already congested. This will make it worse.</p> <p>Bradwell B Power Station could further impact on existing traffic and congestion.</p> <p>Development will increase pollution at peak times.</p> <p>Suitable resident and visitor car parking is needed to prevent on street parking.</p> <p>Flat on the junction of the A414 with Essex Regiment Way is dangerous for traffic sight lines.</p>	<p>Development should not commence prior to infrastructure works being complete.</p> <p>Traffic during the construction of the East Chelmsford developments and Army and Army will be significant and last a number of years.</p> <p>Construction traffic should be required to leave towards Danbury and either use A12 or A414 for their arrival and onward journeys.</p>	<p>Development will impact on Park and Ride expansion.</p> <p>Development should not be built until improvements to the Army and Navy are complete</p>

		<p>Pedestrian underpasses or overpasses should be provided rather than crossings.</p> <p>What measure are proposed to ensure traffic adheres to 30mph limit – development will mean more children walking combined with an increase in traffic.</p> <p>Concern the two roundabouts are positioned close together and in close proximity to the Park and Ride junction and the A12 roundabout.</p> <p>Traffic assessments should be undertaken to understand the impact of the development since the removal of the flyover and construction of Bradwell B.</p> <p>Safe access for wheelchair users must be provided including wide, raised pavements with dropped kerbs.</p> <p>The road width and pavements of the development need to be adequate</p>	<p>Construction should be phased between the Hopkins and Redrow developments, i.e. should not happen concurrently.</p>	
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		<p><u>Suggestion infrastructure improvements</u></p> <ul style="list-style-type: none"> • To accommodate pedestrian traffic from site to the schools, shops and doctors, traffic light controlled pelican crossing points will be essential ideally replacing the two existing islands shown in fig.17. • Reducing the speed limit to 20mph from the first (easternmost) new roundabout would further improve safety on Maldon Road. • Segregated cycle route from the proposed toucan crossing on Maldon Road to at least as far as Longmead avenue. • A fully segregated cycle route starting on northern side of Essex Yeomanry Way, linking to new Army & Navy scheme. 		
Cycle, pedestrian and bridleway links	Provision should be made for bridleway links to and through	Concern on the condition of existing footpaths and children walking to the local schools.	Measures should be taken to ensure cycle routes in the development and	Cycle routes should be incorporated into the plans.

	<p>the Country Park – safe off road routes are needed for riders.</p> <p>Cycle route connecting into NCN1 is not safe as a main access point into Chelmsford – a new route must be found.</p> <p>Cycling and walking route to and from the City Centre (as stated in the masterplan) are not shown.</p> <p>What walking route is proposed to the Park and Ride?</p> <p>Question whether existing and proposed pedestrian routes across the Meads, to Sandon, Meadgate and the City Centre will be all weather and widened for cyclists and wheelchair users.</p> <p>Cycle Option 1 is not safe and appealing – an off road route should be provided.</p>	<p>Shared footpath/cycle routes are not appropriate – they should be separate to avoid accidents.</p> <p>East-west cycle link could be designed as a raised table.</p> <p>Footbridge over the River Chelmer on the NCN1 should be replaced by a more suitable cycling and walking bridge.</p>	<p>Country Park are not obstructed by parked cars.</p>	<p>One signal controlled crossing is insufficient- there needs to be an exit to the west for pedestrian.</p> <p>No new paths or pedestrian crossings on Maldon Road are shown in the proposal.</p>
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	<p>Cycle routes are not apparent on the plan (also see '<i>other matters</i>').</p> <p>Disagree that Meadgate Avenue is a 'quiet residential road' in relation to Cycle Option 1.</p> <p>Masterplan should commit to cycle priority where the east-west link crosses the main spine road at the site entrance – illustrative masterplan (p.73) shows vehicle priority.</p> <p>Masterplan does not mention ensuring priority to pedestrians and cycles – should be included in section 5.2.</p> <p>Pages 68-69 show cycle/pedestrian priority across the roads that cross the park but this is not transferred to the illustrative landscape plan.</p> <p>Page 77 shows priority to vehicles - priority should be given to the shared</p>			
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	<p>cycle/pedestrian path adjacent to the primary loop road.</p> <p>Cycle Option 5 is too quickly dismissed – not convinced the weaknesses and constraints are significant. It would future-proof cycling provision in the event a direct link to the Army and Navy along the northern side of the bypass is to be delivered.</p> <p>Masterplan should commit to contribute to a 20mph speed limit and traffic calming on Meadgate Avenue and Longmead, to enhance the suitability of Cycle Route Option 1.</p> <p>Development appears to be cut off from any of the existing, albeit poor, walking and cycling routes into the City.</p> <p>Safe and convenient cycling and walking routes to the local schools should be included in the plan.</p>			
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<p>Flooding and drainage</p>	<p>Development will endanger the lives of Sandford Mill Lane residents – SuDS scheme is located in a floodplain.</p> <p>Parcel 1 is located in a flood zone – masterplan incorrect in that all housing is outside of the flood zone.</p> <p>NEAP and Country Park will be flooded once every 12 months.</p>	<p>Existing flooding issues in the locality (including The Meads, Sandford Mill Cottages and the site itself) and development will exacerbate this and cause surface water run off into flood prone areas. How will this be addressed/sceptical excess water from the sites will not meet flood waters from the River Chelmer.</p> <p>Radical changes are required to prevent widespread flooding - SuDs may not be adequate.</p>	<p>Concerns on run off pollution into the River Chelmer.</p> <p>No works should take place until a detailed surface water drainage scheme for the sites has been approved.</p>	<p>Development is in a flood plain and should not be built on.</p> <p>Developer should agree to underwrite any damages to Sandford Mill Cottages.</p> <p>Up-to-date reports from EA and other bodies on Chelmer-Blackwater Navigation system on all flood matters should be sought.</p> <p>Development should include a flood barrier to funnel water away from Sandford Mill Cottages.</p> <p>Development in Maldon has contributed to flooding at Sandford Mill Lane</p>

Healthcare		<p>Existing doctor's surgery at capacity – it cannot accommodate additional patients as a result from the development.</p> <p>Financial contributions to healthcare will not address capacity – effective measures linked to the development are needed.</p> <p>Limited number of dentists – cannot accommodate development.</p> <p>Redrow and Hopkins Homes should be jointly responsible for providing additional resources such as surgeries and education facilities necessary to support the additional residents.</p> <p>Development could include NHS primary care facilities.</p>	<p>The Health Impact Assessment should include discussions and comments from all of local Practices, the Chelmsford City Health Primary Care Network, Provide and the Chelmsford Health and Care Alliance.</p>	<p>Great Baddow Village Surgery, has nearly 13000 registered patients.</p>

Education		<p>Baddow Hall Infants and Junior School are at capacity/oversubscribed – development will further exacerbate this.</p> <p>The Sandon School is oversubscribed – development will further exacerbate this.</p>		
Landscape/character of area		<p>Development will completely change the character of the area including Great Baddow.</p> <p>Development will impact on views across the river valley.</p> <p>Trees should be planted on the northern edge of the site to obscure the development.</p> <p>Development does not reflect the character of Great Baddow.</p>		

<p>Trees, wildlife, biodiversity</p>		<p>Concerns on the impact on wildlife – their habitat should not be interfered with.</p> <p>A number of rare/red and amber-list species have been seen on site. The development will impact on these and how will the loss of their habitats be mitigated?</p> <p>Where will wildlife go during times of flooding now the higher ground is being developed?</p> <p>Question which impartial conservation agencies or non-profits will be involved in the development.</p> <p>Hedge along Maldon Road needs to be retained to protect the wildlife.</p> <p>Development will impact on farmland wildlife.</p> <p>Ecological impacts of the development are unacceptable including impact from air and light pollution.</p>	<p>Developer should be held accountable for any decrease in biodiversity – question how CCC might manage and monitor this.</p>	
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<p>Housing provision, built form and layout</p>	<p>Density of Study Area E (section 2.9) is only 20.13dph, less than the proposed average density of 30dph. Development should be in keeping with its surroundings – if this is done the number of dwellings would be more in keeping with the site policy.</p> <p>Highest density homes should be in the central band, i.e. 2D, 3B, 3C, and 3E, 3H, 3I be allocated the lower density homes, to create a gentler transition from existing low density 1930s homes to the new housing estate.</p>	<p>Development should include bungalows – Great Baddow is in need of them</p> <p>3 storeys is out of keeping with the area – oppose this scale of housing.</p> <p>Low rise buildings should be built along Maldon Road and higher buildings further down the slope.</p> <p>No mention of any discussions with Essex Police to ensure the development is built to Design Out Crime – these should take place.</p> <p>Reference to Baden Powell Close flats is misleading as they are located further back from Maldon Road.</p> <p>Proposed development will not address affordable housing for younger people/first time buyers.</p>	<p>Question whether there will be conditions preventing loft conversions to maintain the 2 storey height limit.</p>	
<p>Country Park</p>	<p>Developers should give assurances that the Country Park will be fully completed and available for use.</p>	<p>Concern Country Park will attract visitors outside of the area impacting on residents and wildlife.</p> <p>A concrete car park will detract from the existing natural habitats.</p>	<p>Concerns on parking charges and access restrictions for local residents – access to</p>	<p>This should be protected from development.</p> <p>Disagree in principle – not needed and should remain in its natural state.</p>

		<p>Country Park will impact on existing species and their habitats – they require farmland, not a Country Park.</p> <p>Concerns that people will park in Baden Powell Close to access the Country Park – on street parking already on issue.</p> <p>Fishing lakes are of local importance and on long leases – dipping ponds not appropriate and cannot be converted to these.</p>	<p>The Meads must be protected.</p> <p>Should include a gated access to stop night-time antisocial behaviour.</p> <p>Question how Country Park will be managed and maintained to prevent antisocial behaviour.</p>	<p>Country Park is greenlighting the development before it is properly scrutinised.</p> <p>Car park is not needed.</p> <p>Development should be considered separately from the Country Park.</p>
Residential amenity		<p>Access road to Country Park will impact on Sandford Mill Lane residents.</p> <p>3 storey dwellings should be further down the slope to protect the views of existing residents.</p> <p>Houses should be set back from Maldon Road to protect the privacy of existing residents.</p>	<p>Noise pollution from the A12 for future residents of the development.</p> <p>Details on how noise pollution will be mitigated for existing and future residents should be provided.</p>	

Utilities	There are existing water pressure and sewerage issues - how will these be addressed?			
Local infrastructure	What is the future of Manor Farm shop – will it remain in situ?	Development should include a local shop/supermarket/pub/café/community gardens/community green. Insufficient parking at The Vineyards to accommodate an increase in local shopping.		
Sustainability	Masterplan does not specify plans to address sustainability and climate change – what measures will be in place?	A radical approach is needed to car ownership to combat climate change. Electric charging points should be provided for 2 vehicles at every dwelling At least 50% of communal car park spaces should have electric charging points. Development should include smart meters, triple glazing, green roofs and access to communal environmentally friendly heating, hot water, refuse and		

		<p>water recycling systems – gas, oil and fuel boilers are not appropriate.</p> <p>Will the development conform to the ban to gas boilers from 2025?</p>		
Historic Environment		Development will impact on Sandon Conservation Area due to increased thru traffic.		
Other matters	<p>Cycle routes are not apparent on the plan – plan is not clear on what is being provided.</p> <p>The document is difficult to read and font is too small.</p> <p>Masterplan plans reads more like a sales brochure than a masterplan.</p> <p>Masterplan has errors, omissions and mislabelling.</p> <p>Masterplan incorrectly references Sandford Mill Lane as <i>Sandford Mill Road</i>.</p> <p>Difficult to decipher existing and proposed pedestrian/cycle</p>		<p>A Public meeting should be held at least in at two venues to gain all views and arrive at the best development.</p>	<p>The population of Great Baddow is 16,000 – it is ten times more populous than Sandon.</p> <p>Some of the legend items in the Hopkins brochure sent to residents are missing.</p> <p>Development could cause house value of existing residents to decrease.</p>

	<p>routes – plan is not fit for purpose.</p> <p>Images and graphics are misleading as they show shots of old Great Baddow properties and scenes that are not really connected to the development.</p> <p>Many of the local amenities referred to are not local but more centrally in Chelmsford.</p>			
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Matrix for Stage Two – Essex Quality Review Panel

East Chelmsford – Strategic Growth Site 3a

Issue	Matters that need to be addressed at masterplanning stage	Matters that will need to be addressed and/or considered at pre-application	Matters that will need to be addressed at planning application stage	Not agreed by CCC/no further action needed
Site layout & masterplanning		<ul style="list-style-type: none"> - Concerns on Cycling Option 1 – several crossings alongside a busy junction. - Cycling Option 4 is a welcomed option – a well-designed route that is largely off-road; with only some areas of concern on the existing bridge. - Points of pedestrian and cycle permeability: <ul style="list-style-type: none"> • Visible parking towards the entrance does not help promote cycling and walking within the site. • Parking should be designed into the landscaping 	<ul style="list-style-type: none"> - Recommend that a single builder/contractor complete the site construction works in one phase to ensure that the design is brought together as one, rather than in separate phases over an elongated period. - Would like to see 3D modelling of the site to better consider what the site will look like from a distance and how it will be perceived upon approach from the centre of Chelmsford. - Current tree planting strategy appears too 	

			restricted, and the panel recommends that the planting of trees should join up with the old woods as well as welcoming the addition of hedges, bringing the historic hedge lines of the area back to life.	
Built form		<ul style="list-style-type: none"> - Green spaces in the site should be safeguarded which could be achieved by design codes/parameter plans that prohibit building in these spaces. - Buildings should be designed in conjunction with the landscape. - Recommend a material pallet is set out in the early design stages to ensure that more natural materials are used to fit into the landscape. 	<ul style="list-style-type: none"> - Concerns on what quality of housing will be implemented and whether it will link with the landscape across the site. 	<ul style="list-style-type: none"> - Suggest that the current housing numbers are not accurate as once the project becomes a commercial design, the small parcels of green space will disappear, and housing will be multiplied to ensure maximum profit.
Health and wellbeing		<ul style="list-style-type: none"> - Considers the project could achieve Livewell Development Accreditation 	<ul style="list-style-type: none"> - Concern that scheme is designed for the younger generation 	

		<p>and this should be explored.</p> <ul style="list-style-type: none"> - Suggest the green space could be further developed in places for community uses such as allotments, community food projects etc. to make the area more self-sustaining and integrate the green spaces. 	<p>but is most likely to be occupied by an older generation. Suggest public realm, such as street furniture, degree of slopes and steps etc. take account of older generation.</p> <ul style="list-style-type: none"> - Concerns on noise pollution for parcels that are close to roads. Trees are a poor buffers for sound and the addition of willow walls or soil walls may work better. - Development should be designed for flexible living including working from home. - The addition of community buildings such as a village hall, homework club or activity space will help the community feel further 	
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			connected and reduce the need for residents to travel further afield to access these facilities.	
Sustainability		<ul style="list-style-type: none"> - Would encourage the design team to consider achieving net zero carbon across the site, with renewable energy targets being set out from the outset of the design proposals and housing design including sustainable architectural features. 	<ul style="list-style-type: none"> - Recommended information is provided as to how the buildings are to get solar energy during winter weather conditions, as dwellings are orientated east to west. - Question who will maintain stewardship of the local area after completion. 	

STAGE 2 CONSULTATION: MATTERS RAISED AND RESPONSE – EAST CHELMSFORD STRATEGIC GROWTH SITE 3A

ITEM NO.	CONSULTEE	MATTERS THAT NEED TO BE ADDRESSED AT MASTERPLANNING STAGE	RESPONSE	RELEVANT SECTION OF MASTERPLAN DOCUMENT
1	SANDON PARISH COUNCIL	CONCERN ON THE INCREASE IN NUMBERS FROM 250 HOMES TO 340 – IT SHOULD BE NO MORE THAN 250.	<p>THE ADOPTED CHELMSFORD LOCAL PLAN (WHICH SETS OUT THE POLICY FOR THE DEVELOPMENT OF THIS SITE) IS CLEAR THAT THE PRECISE NUMBERS SHOULD BE DETERMINED BY THE MASTERPLANNING PROCESS. THE LOCAL PLAN STATES:</p> <p><i>“THIS SITE POLICY STATES THAT AROUND 250 HOMES IS AN APPROPRIATE NUMBER OF HOMES FOR THIS SITE. HOWEVER, THIS NUMBER OF HOMES IS BASED UPON THE COUNCIL’S INITIAL AND PRECAUTIONARY ASSESSMENT OF THE HERITAGE, LANDSCAPE AND UTILITY CONSTRAINTS WHICH HAS BEEN UNDERTAKEN AHEAD OF THE DETAILED MASTERPLANNING PROCESS. THE MASTERPLANNING PROCESS WILL DETERMINE THE FINAL NUMBER OF NEW HOMES, WHICH COULD BE IN EXCESS OF 250 HOMES, WHILST ENSURING THAT THE OVERALL OBJECTIVES OF THE SITE POLICY ARE NOT COMPROMISED”.</i></p> <p>THE MASTERPLAN DOCUMENT ESTABLISHES THAT THE SITE HAS CAPACITY FOR OVER 250 HOMES.</p>	SECTION 6 FIGURE 31
2		THE PROPOSED CYCLE ROUTES ARE NOT ACCEPTABLE. THERE SHOULD BE A DEDICATED ROUTE THROUGH THE COUNTRY PARK ACROSS TO THE ARMY AND NAVY ROUNDABOUT.	THE PROPOSED DEVELOPMENT IS PROVIDING A RANGE OF CONNECTIONS, INCLUDING WEST TO THE GREAT BADDOW TO CITY CENTRE CYCLE ROUTE, EAST TO THE NATIONAL CYCLE NETWORK ROUTE 1, AND NORTH-EAST TO THE SANDFORD MILL. THE SCHEME PROVIDES MULTIPLE OPTIONS FOR CYCLIST, AND WOULD BE CRITICISED IF THESE DID NOT INCLUDE CONNECT TO THESE ESTABLISHED DESIGNATED ROUTES. A CONNECTION THROUGH THE COUNTRY PARK WILL BE EXPLORED AS SET OUT IN THE MASTERPLAN DOCUMENT.	SECTION 4.2 FIGURE 18 SECTION 5.2 FIGURES 20-24
3		BRIDLEWAYS SHOULD BE INCLUDED IN THE COUNTRY PARK.	THERE ARE NO EXISTING BRIDLEWAYS AND NO PROPOSED BRIDLEWAYS WITHIN THE REDROW DEVELOPMENT WHICH PROVIDE CONNECTION TO THIS SITE AND AS SUCH THEIR DEVELOPMENT CANNOT PROVIDE BRIDLEWAYS WHICH CONNECT INTO EXISTING INFRASTRUCTURE. CCC PARKS AND GREEN SPACES HAVE EXPRESSED CONCERNS WITH THE PROVISION OF AN EQUESTRIAN FACILITY AT THE COUNTRY PARK. TEXT ADDED TO SECTION 5.1, COUNTRY PARK ACCESS, TO EXPLAIN CONSIDERATION WILL BE GIVEN TO NON-VEHICULAR ACCESS TO EQUESTRIANS WITHIN THE COUNTRY PARK; AND THAT THIS WILL BE EXPLORED FURTHER IN CONSULTATION WITH CHELMSFORD CITY COUNCIL DURING THE PLANNING APPLICATION STAGE.	N/A
4		CONCERNED ON THE POSITION OF THE COUNTRY PARK CAR PARK BEHIND SANDFORD MILL COTTAGES.	THE POSITION OF THE PROPOSED CAR PARK HAS BEEN MOVED CONSIDERABLY FURTHER WEST FROM THAT PRESENTED AT THE STAGE 1 CONSULTATION VERSION, AND IS NOW LOCATED OVER 240M AWAY FROM THE BACK OF THESE COTTAGES. THE PROPOSALS INCLUDE FOR RESTRICTED ACCESS TO THE PARKING AREA.	SECTION 4.2 FIGURE 18
5		CONCERNED ON THE CAPACITY OF THE COUNTRY PARK CAR PARK- IT MAY NOT BE SUFFICIENT AS THE COUNTRY PARK WILL HAVE A WIDE DRAW.	A REVIEW OF CAR PARK SIZES FOR COUNTRY PARKS AND OTHER SIMILAR ATTRACTION WAS UNDERTAKEN BY STANTEC TO INFORM THE CAR PARK SIZE. CAR PARK	SECTION 5.1 FIGURE 19

			LOCATION AND DESIGN PROPOSED ALLOWS FOR FUTURE EXTENSION IF ADDITIONAL CAR PARKING NEEDS ARE IDENTIFIED.	
6	GREAT BADDOW PARISH COUNCIL	ACKNOWLEDGE THAT THE HOPKINS HOMES AND REDROW HOMES SITES ARE TWO SEPARATE DEVELOPERS BUT IT IS IMPERATIVE THAT A HOLISTIC OVERVIEW OF BOTH IS TAKEN AT THE SAME TIME AND A SYNERGY BETWEEN BOTH IS ESSENTIAL – WRITTEN CONFIRMATION AND PROOF THIS HAS AND IS TAKING PLACE IS REQUESTED.	<p>STANTEC ARE COMMISSIONED IN A JOINT APPLICATION FOR THE 5 ARM ROUNDABOUT, WHICH INCLUDES PEDESTRIAN AND CYCLE INTERCONNECTIVITY BETWEEN THE TWO SITES.</p> <p>THE MASTERPLAN DOCUMENT INCLUDES A HIGH LEVEL OF PERMEABILITY. THE DESIGN OF THE LAYOUT, INCLUDING THE DISTRIBUTION OF HOUSING IN PARCEL 4 HAS BEEN SET OUT TO PROVIDE A STRONG SENSE OF INTEGRATION WITH THE ADJACENT REDROW SITE.</p> <p>MORE INFORMATION ON CHARACTER FOR PARCEL 4 PROVIDED, INCLUDING FURTHER REFERENCE TO REDROW SCHEME.</p> <p>A JOINT STATEMENT BETWEEN HOPKINS HOMES AND REDROW HAS BEEN SIGNED DEMONSTRATING A COMMITMENT TO PROVIDE CLARITY ON THE COLLABORATIVE JOINT WORKING UNDERTAKEN ON THE PROPOSED MASTERPLANS AND INFRASTRUCTURE REQUIREMENTS FOR BOTH THE HOPKINS AND REDROW SITES.</p>	SECTION 5.6 EASTERN PARCEL PAGES 76-77
7		MORE THAN ONE BOX JUNCTION IS REQUIRED, ALONG WITH CROSSING AREAS FOR RESIDENTS ALONG MALDON ROAD DUE TO TRAFFIC CONGESTION.	VEHICULAR ACCESS PROPOSALS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND HAVE BEEN PREPARED IN CLOSE COLLABORATION WITH ALL APPROPRIATE STAKEHOLDERS, TO ACCOUNT FOR EXISTING AND FUTURE TRAFFIC LEVELS. FULL DETAILS OF THIS WORK WILL BE PRESENTED AS PART OF THE DETAILED APPLICATION.	N/A
8		ADDITIONAL TRAFFIC WILL EXACERBATE EXISTING TRAFFIC ISSUES AND CAUSE FURTHER HEALTH, POLLUTION AND SAFETY ISSUES.	AS AN ALLOCATED SITE IN THE RECENTLY ADOPTED LOCAL PLAN, THE HIGHWAY IMPLICATIONS HAVE BEEN CONSIDERED ACCEPTABLE IN-PRINCIPLE. TRANSPORT PROPOSALS HAVE BEEN PREPARED IN CLOSE COLLABORATION WITH ALL APPROPRIATE STAKEHOLDERS, TO ACCOUNT FOR EXISTING AND FUTURE TRAFFIC LEVELS. FULL DETAILS OF THIS WORK WILL BE PRESENTED AS PARTY OF THE DETAILED APPLICATION. THERE IS A HEAVY FOCUS ON SUSTAINABLE MODES OF TRANSPORT IN THE MASTERPLAN DOCUMENT.	N/A
9		PROPER OFF-ROAD, DEDICATED CYCLE ROUTES ARE ESSENTIAL – PC MAINTAIN THAT A SAFE ROUTE IS STILL REQUIRED ON THE NORTHERN SIDE OF ESSEX YEOMANRY WAY.	A CONNECTION THROUGH THE COUNTRY PARK WILL BE EXPLORED AS SET OUT IN THE MASTERPLAN DOCUMENT. CYCLE ROUTES WITHIN THE SITE BOUNDARY ARE PROPOSED, AND DEMONSTRATE HOW THESE CAN INTEGRATE WITH EXISTING AND POTENTIAL CONNECTIONS BEYOND THE SITE BOUNDARY.	SECTION 4.2 FIGURE 18 SECTION 5.2 FIGURES 20-24
10		DISAGREE THAT CYCLE OPTION 1 IS SAFE AND ADEQUATE. THE DEVELOPER SHOULD UNDERTAKE A SURVEY OF THE AREA TO SEE THAT IT IS ONE OF THE MAIN BUS ROUTES IN CHELMSFORD, IS HEAVILY TRAFFICKED AND HAS A NUMBER OF PARKED CARS.	THE PROPOSED DEVELOPMENT IS PROVIDING A RANGE OF CONNECTIONS, INCLUDING WEST TO THE GREAT BADDOW TO CITY CENTRE CYCLE ROUTE, EAST TO THE NATIONAL CYCLE NETWORK ROUTE 1, AND NORTH-EAST TO THE SANDFORD MILL. THE SCHEME WOULD BE CRITICISED IF IT DID NOT CONNECT TO THESE ESTABLISHED DESIGNATED ROUTES.	SECTION 4.2 FIGURE 18 SECTION 5.2 FIGURES 20-24
11		A SAFE, OFF-ROAD ROUTE WILL ENCOURAGE LESS CARS, REDUCE CONGESTION AND (POSITIVELY) IMPACT ON PEOPLE’S WELFARE.	A CONNECTION THROUGH THE COUNTRY PARK WILL BE EXPLORED AS SET OUT IN THE MASTERPLAN DOCUMENT.	SECTION 4.2 FIGURE 18 SECTION 5.2 FIGURES 20-24

12	ANY AGREED CYCLE ROUTE NEEDS TO LINK UP WITH THE REDROW HOMES DEVELOPMENT. PROOF IS REQUESTED THAT BOTH DEVELOPERS ARE WORKING ON THIS.	STANTEC HAVE BEEN COMMISSIONED TO PREPARE A JOINT DETAILED APPLICATION FOR THE DESIGN OF THE PROPOSED ROUNDABOUT ON BEHALF OF REDROW AND HOPKINS HOMES. THIS WILL INCLUDE THE DESIGN OF CYCLE ROUTES AND CROSSINGS. AN APPLICATION WILL BE SUBMITTED IN DUE COURSE.	N/A
13	NO BRIDLEWAY PROVISION IN THE DEVELOPMENT. PROOF IS REQUESTED THAT THESE WILL BE INCLUDED.	THERE ARE NO EXISTING BRIDLEWAYS AND NO PROPOSED BRIDLEWAYS WITHIN THE REDROW DEVELOPMENT WHICH PROVIDE CONNECTION TO THIS SITE AND AS SUCH THIS DEVELOPMENT CANNOT PROVIDE BRIDLEWAYS WHICH CONNECT INTO EXISTING INFRASTRUCTURE.	N/A
14	PROOF IS REQUESTED THAT THERE HAVE BEEN DISCUSSIONS WITH BUS COMPANIES IN EXTENDING SERVICES.	ESSEX COUNTY COUNCIL PASSENGER TRANSPORT WAS IN ATTENDANCE AT THE STAGE 1 CONSULTATION. EXISTING BUS STOPS ALONG MALDON ROAD PROVIDE GOOD ACCESS FOR NEW RESIDENTS TO BUS SERVICES. CCC/ECC DO NOT REQUIRE ADDITIONAL BUS SERVICES TO BE RUN WITHIN DEVELOPMENT. TAKING BUSES INTO THE SITE IS UNLIKELY TO BE ATTRACTIVE TO BUS OPERATORS / EXISTING USERS, AS WOULD EXTEND JOURNEY DISTANCES AND TIMES, AND UNNECESSARILY SO GIVEN ACCESSIBILITY OF EXISTING BUS SERVICES FROM THE SITE.	N/A
15	CONCERNS ON FLOODING AND INCREASES TO IT.	PROPOSED BUILT DEVELOPMENT IS LOCATED OUTSIDE EXISTING FLOOD PLAIN AND ACCORDS WITH NATIONAL PLANNING POLICIES WITH REGARDS TO DEVELOPMENT AND FLOOD RISK. MASTERPLAN ALLOWS FOR PROVISION OF SURFACE WATER ATTENUATION TO MITIGATE INCREASE RUNOFF DUE TO BUILT DEVELOPMENT IN ACCORDANCE WITH NATIONAL AND LOCAL POLICY REQUIREMENTS. FULL DETAILS OF THE ASSESSMENT AND MITIGATION MEASURES WILL BE SET OUT IN A FLOOD RISK ASSESSMENT ACCOMPANYING ANY EVENTUAL PLANNING APPLICATION. APPROVAL OF THIS WORK BY THE LEAD LOCAL FLOOD AUTHORITY WILL BE REQUIRED, WHO WILL REQUIRE IT TO BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT DOES NOT INCREASE RISK OF FLOODING TO THE SITE OR ELSEWHERE.	FIGURE 10
16	DISAGREE IN THE INCREASE IN HOUSING NUMBERS – WILL RESULT IN GREATER PRESSURE ON INFRASTRUCTURE, PARKING ETC.	THE PROPOSED DEVELOPMENT WILL CONFORM WITH LOCAL STANDARDS FOR PARKING PROVISION AND DEVELOPER CONTRIBUTIONS WILL ALSO BE PROVIDED TO CONTRIBUTE TO/IMPROVE LOCAL INFRASTRUCTURE. THE ADOPTED LOCAL PLAN ACCOUNTS FOR THE PROVISION OF ADDITIONAL HOMES ON THE SITE, STATING THAT THE NUMBER OF NEW HOMES TO BE DELIVERED ON THE SITE WILL BE DETERMINED THROUGH THE MASTERPLAN PROCESS. THE 250 DWELLINGS ESTIMATED BY THE COUNCIL INITIALLY REPRESENTED A 'CAUTIOUS' APPROACH (AS RECOGNISED BY THE INSPECTOR APPOINTED TO EXAMINE THE LOCAL PLAN), WITH FURTHER DETAILED ASSESSMENT REQUIRED TO DETERMINE THE APPROPRIATE CAPACITY. THE COUNCIL HAS A COMMUNITY INFRASTRUCTURE CHARGING SCHEDULE IN PLACE, WHICH REQUIRES FINANCIAL CONTRIBUTIONS TOWARDS INFRASTRUCTURE TO BE MADE ON A PER SQUARE METRE BASIS, ENSURING THE GREATER THE SCALE OF DEVELOPMENT, THE GREATER THE CONTRIBUTIONS TOWARDS INFRASTRUCTURE PROVISION. THE MASTERPLAN HAS BEEN PREPARED IN CONSULTATION WITH INFRASTRUCTURE PROVIDERS, AND INFRASTRUCTURE PROVIDERS WILL BE CONSULTED ON A DETAILED PLANNING APPLICATION.	SECTION 6 FIGURE 31

17		3 STOREY DWELLINGS IN TOWNHOUSE SQUARE ARE NOT IN KEEPING WITH THE AREA.	THERE ARE EXISTING 3 STOREY BUILDINGS WITHIN THE SITE'S IMMEDIATE CONTEXT INCLUDING AT BADEN POWELL CLOSE. WE CONSIDER THE USE OF VERY LIMITED 3 STOREY BUILDINGS APPROPRIATE TO ESTABLISH A VARIED ROOFLINE, AND ARTICULATE BUILT FORM, PROVIDING KEY GATEWAYS AND ARCHITECTURAL FOCAL POINTS. THE MASTERPLAN DOES NOT REQUIRE ANY DEVELOPMENT TO BE THREE-STOREY, BUT RATHER SETS OUT WHERE THREE-STOREY DEVELOPMENT MAY BE ACCEPTABLE. AS SET OUT IN THE MASTERPLAN, THIS IS VERY MUCH RESTRICTED TO A SMALL PART OF THE SITE ALLOCATION. THE MAJORITY OF THE SITE IS PROPOSED TO BE TWO-STOREY DEVELOPMENT.	SECTION 5.6 FIGURE 30 SECTION 5.11
18		HOW WILL THE DEVELOPMENT BE SYMPATHETIC TO THE CLIMATE EMERGENCY – NO MENTION IN THE MASTERPLAN.	SECTION 5.11 SETS OUT THE PRINCIPLES THAT WILL BE EMBEDDED INTO THE DESIGN OF THE PROPOSED DEVELOPMENT, INCLUDING A NUMBER OF MEASURES DESIGNED TO ACHIEVE A HIGH LEVEL OF SUSTAINABILITY. THE MASTERPLAN DOCUMENT HAS BEEN UPDATED TO REFER TO TREE PLANTING STANDARDS WITHIN THE COUNCIL'S SUPPLEMENTARY PLANNING DOCUMENT. THE SITE HAS BEEN ALLOCATED FOR DEVELOPMENT THROUGH THE LOCAL PLAN PROCESS, WHICH INCLUDES STRATEGIC ENVIRONMENTAL ASSESSMENT, WHICH SUPPORTED ITS SUSTAINABILITY FOR DEVELOPMENT. MEASURES ALSO INCLUDE A STRONG FOCUS ON SUSTAINABLE FORMS OF TRANSPORT, AND REDUCTION IN RELIANCE ON PRIVATE CAR USE.	SECTION 5.11
19		WILL ALL DWELLINGS BE BUILT WITH ZERO EMISSIONS IN MIND – WHAT SUSTAINABLE MEASURES ARE PROPOSED?	SECTION 5.11 SETS OUT THE PRINCIPLES THAT WILL BE EMBEDDED INTO THE DESIGN OF THE PROPOSED DEVELOPMENT, INCLUDING A NUMBER OF MEASURES DESIGNED TO ACHIEVE A HIGH LEVEL OF SUSTAINABILITY.	SECTION 5.11
20		QUESTION THE ABSENCE OF THE ECOLOGICAL APPRAISAL PREPARED BY ASPECT ECOLOGY ACCOMPANYING THE MASTERPLAN – WHERE CAN THIS BE VIEWED? QUESTION THE ABSENCE OF GREAT CRESTED NEWTS.	A SUBSEQUENT PLANNING APPLICATION WILL BE SUPPORTED BY ECOLOGICAL SURVEY WORK AND THIS WILL BE REVIEWED BY THE ECOLOGIST AS PART OF THE PLANNING APPLICATION. THE SURVEY WORK UNDERTAKEN TO-DATE INCLUDED REVIEW OF PONDS WITHIN THE SITE ITSELF, AND WITHIN 500M OF IDENTIFICATION OF A NUMBER OF PONDS WITHIN THE SITE, WHICH WERE THEN SUBJECT TO ENVIRONMENTAL DNA (EDNA) SURVEYS. THESE SURVEYS. THE EDNA SURVEY RESULTS ALL RETURNED NEGATIVE RESULTS, INDICATING THAT GREAT CRESTED NEWT WERE NOT PRESENT.	N/A
21	SPORT ENGLAND	CYCLE PARKING SHOULD BE PROVIDED AT KEY DESTINATIONS SUCH AS THE TOWNHOUSE SQUARE, GATEWAY PARK AND THE COUNTRY PARK TRANSITION AREA AND WITHIN THE COUNTRY PARK TO ENCOURAGE AND SUPPORT CYCLING.	AGREED. SECTION 5.2 STATES THAT <i>"THE PROPOSED DEVELOPMENT WILL ALSO BE DELIVERED WITH APPROPRIATE CYCLE PARKING INFRASTRUCTURE INCLUDING BIKE STANDS IN KEY LOCATIONS WITHIN THE LAYOUT TO ENCOURAGE SUSTAINABLE TRANSPORT WITHIN THE SITE"</i> .	SECTION 5.2

22	NATURAL ENGLAND	WOULD BE USEFUL TO HAVE A CLEARER UNDERSTANDING OF THE VISITOR STRATEGY FOR THE COUNTRY PARK - IT COULD HAVE IMPLICATIONS FOR ITS FUNCTION, DETAILED DESIGN AND MANAGEMENT STRATEGY PARTICULARLY IN TERMS OF THE PROVISION OF PEDESTRIAN AND CYCLE ROUTES DEPENDING IF IT INTENDED TO SERVE THE LOCAL AREA VS. A WIDER GEOGRAPHICAL AREA.	THE COUNTRY PARK IS INTENDED TO SERVE THE LOCAL AREA, AS OPPOSED TO BEING A DESTINATION TO WHICH THOSE FROM A WIDER AREA WOULD BE ENCOURAGED TO TRAVEL. THIS FOLLOWS DISCUSSIONS WITH THE CITY AND PARISH COUNCILS, AND CONCERNS THAT THE COUNTRY PARK SHOULD NOT BE GENERATE SIGNIFICANT ADDITIONAL VEHICULAR MOVEMENTS TO THE SITE.	N/A
23	ESSEX COUNTY COUNCIL MAJOR DEVELOPMENT AND NEW COMMUNITIES	MASTERPLAN MAKES LIMITED REFERENCE TO THE ADOPTED MASTERPLAN FOR SITES 3B-D. EG. ASSESSMENT OF WIDER CYCLING CONNECTIONS RELATES TO SITE 3A AND THE CITY CENTRE WITH NO REFERENCE TO THE PROPOSED EMPLOYMENT AND EARLY YEARS NURSERY AT SITE 3B.	THE WIDER CYCLING CONNECTIONS ANALYSIS WAS PREPARED TO INFORM PROPOSALS FOR CONNECTIONS FROM THE SITE TO THE CITY CENTRE, AND WAS INCLUDED IN THE MASTERPLAN DOCUMENT AT CCC'S REQUEST. THE JOINT APPLICATION FOR THE ROUNDABOUT WILL DEMONSTRATE THE JOINED UP APPROACH BEING PREPARED FOR BOTH SITES. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN.	SECTION 5.3
24		MASTERPLAN SHOULD DEMONSTRATE THE LINKAGES BETWEEN THE HOPKINS MASTERPLAN AND THE REDROW MASTERPLAN.	FIGURES 19 AND 20 DEMONSTRATE THE LINKAGES BETWEEN THE TWO ALLOCATED SITES. WE WILL PREPARE A WIDER CONNECTIONS PLAN.	FIGURES 19 AND 20
25		SANDFORD PARK VISION: KEY OBJECTIVES (PAGE 11). OBJECTIVES 5, 6 AND 7 SHOULD REFER TO 'MULTI-FUNCTIONAL' GREEN INFRASTRUCTURE CORRIDORS, PRINCIPLES AND SPACE. OTHER REFERENCES IN THE MASTERPLAN SHOULD ALSO BE AMENDED TO EMPHASISE THE MULTI-FUNCTIONAL USE OF GREEN INFRASTRUCTURE AND SAFE DIRECT PEDESTRIAN AND CYCLE CONNECTIVITY FOR CONSISTENCY	NOTED. REVIEWED AND AMENDED.	SECTION 1.3
26		OBJECTIVE 6 SHOULD INCLUDE THE PROVISION OF BIODIVERSITY NET GAIN AND THE CREATION OF NEW HABITATS THAT ARE CONNECTED TO THE EXISTING GI NETWORK.	NOTED. REVIEWED AND AMENDED.	SECTION 1.3
27		OBJECTIVE 5 SHOULD ALSO MAKE REFERENCE TO '...ATTRACTIVE AND SAFE DIRECT PEDESTRIAN AND CYCLE WAYS...' - SAFE DIRECT CONNECTIONS ARE NEEDED FOR THE LOCAL SCHOOLS AND THE PROPOSED NURSERY AT SITE 3B.	NOTED. AMENDED.	SECTION 1.3
28		OBJECTIVE 5 SHOULD CONSIDER BRIDLEWAYS/MULTI-USER ROUTES.	THERE ARE NO EXISTING BRIDLEWAYS AND NO PROPOSED BRIDLEWAYS WITHIN THE REDROW DEVELOPMENT WHICH PROVIDE CONNECTION TO THIS SITE AND AS SUCH THIS DEVELOPMENT CANNOT PROVIDE BRIDLEWAYS WHICH CONNECT INTO EXISTING INFRASTRUCTURE. CCC PARKS AND GREEN SPACES HAVE EXPRESSED CONCERNS WITH THE PROVISION OF AN EQUESTRIAN FACILITY AT THE COUNTRY PARK. TEXT ADDED TO SECTION 5.1, COUNTRY PARK ACCESS, TO EXPLAIN CONSIDERATION WILL BE GIVEN TO NON-VEHICULAR ACCESS TO EQUESTRIANS WITHIN THE COUNTRY PARK; AND THAT THIS WILL BE EXPLORED FURTHER IN CONSULTATION WITH CHELMSFORD CITY COUNCIL DURING THE PLANNING APPLICATION STAGE.	SECTION 1.3
29		SECTION 2.1, 1ST PARAGRAPH SHOULD BE CHELMER VILLAGE.	NOTED. AMENDED.	SECTION 2.1
30		SECTION 5.2 CYCLING ECC USES LTN 1/20 SO WHERE A ROUTE IS ALSO USED BY PEDESTRIANS,	LTN 1/20 ALLOWS FOR NON-SEGREGATED ROUTES. KEY EAST WEST CONNECTION IS A SEGREGATED ROUTE.	SECTION 5.2

		SEPARATE FACILITIES SHOULD BE PROVIDED FOR PEDESTRIAN AND CYCLE MOVEMENTS.		
31		AWAY FROM THE HIGHWAY, AND ALONGSIDE BUSY INTERURBAN ROADS WITH FEW PEDESTRIANS OR BUILDING FRONTAGES, SHARED USE MIGHT BE ADEQUATE.	THE PROPOSED DEVELOPMENT DOES NOT CONTAIN ANY BUSY INTERURBAN ROADS. PROVIDING SEGREGATED ROUTES THROUGHOUT THE PROPOSED DEVELOPMENT WOULD BE A CONSIDERABLE OVER-PROVISION OF INFRASTRUCTURE IN THE SITE'S KEY LANDSCAPE SPACES. THE SCHEME HAS BEEN LTN1/20 AUDITED AND IS CONSIDERED TO BE APPROPRIATE AND PROVIDES AN EXCELLENT LEVEL OF PEDESTRIAN CONNECTIVITY.	N/A
32		CYCLE ROUTES THROUGH DEVELOPMENTS SHOULD BE HARD SURFACED, WHEREAS NATURAL SURFACES ARE BETTER FOR EQUESTRIANS, THEREFORE ROUTES FOR HORSE RIDERS AND CYCLISTS SHOULD BE KEPT SEPARATE.	NOTED. HOWEVER, SURFACING WOULD BE SPECIFIED AT DETAILED DESIGN STAGE. CYCLE ROUTES WITHIN THE AREA OF BUILT DEVELOPMENT WILL BE HARD SURFACED.	N/A
33		SECTION 5.4 WAYFINDING, STREET FURNITURE AND PUBLIC ART REFERENCE SHOULD BE MADE TO THE CCC MAKING PLACES SPD.	NOTED. REVIEWED AND AMENDED.	SECTION 5.5
34		SECTION 5.6 COUNTRY PARK MASTERPLAN MAKES LITTLE REFERENCE TO THE POLICY REQUIRED VISITOR CENTRE - MORE INFORMATION IS NEEDED.	DISCUSSIONS WITH THE CITY COUNCIL HAVE ESTABLISHED THAT IT WOULD BE MORE APPROPRIATE FOR ANY VISITOR CENTRE TO BE LOCATED AT SANDFORD MILL, WITH THE PROPOSED DEVELOPMENT TO FACILITATE ACCESS TO THIS.	N/A
35		POLICY DESIGNATIONS - OPPORTUNITIES AND CONSTRAINTS (PAGE 19) O AMEND BULLET 4 TO "CREATE A NETWORK OF MULTIFUNCTIONAL GREEN INFRASTRUCTURE' OR • 'CREATE A NETWORK OF GREEN INFRASTRUCTURE THAT DELIVER MULTIPLE FUNCTIONS AND BENEFITS TO PEOPLE AND WILDLIFE'.	NOTED. REVIEWED AND AMENDED.	SECTION 2.4
36		BULLET POINT 6 SHOULD READ "ENSURE APPROPRIATE HABITAT MITIGATION AND CREATION IS PROVIDED THAT PROMOTES BIODIVERSITY NET GAIN AND CONNECTS TO WIDER GI LANDSCAPE SCALE NETWORK."	NOTED. REVIEWED AND AMENDED.	SECTION 2.4
37		SECTION 3.5: CIRCULATION, FACILITIES & NOISE THE OVERALL STRATEGY NEEDS TO BE IN LINE WITH THE MASTERPLANS' OBJECTIVES FOR THE OPPORTUNITY TO PROVIDE ENHANCED PEDESTRIAN AND CYCLE ROUTES TO UTILISE AND CREATE GREEN CORRIDOR ROUTES THROUGH PLANTING OF GI.	NOTED. OPPORTUNITIES TEXT AMENDED.	SECTION 2.4
38		SECTION 3.6 LANDSCAPE APPRAISAL THE OVERALL STRATEGY WILL NEED TO CONSIDER HABITAT/ GI CREATION TO DELIVER MULTIPLE FUNCTIONS AND BENEFITS AND PROVIDE BIODIVERSITY NET GAIN.	NOTED. OPPORTUNITIES TEXT AMENDED.	SECTION 3.6
39		SECTION 3.8 ARBORICULTURE THE OPPORTUNITIES WILL NEED TO CONSIDER STREET TREE PLANTING AS PART OF THE DESIGN. WHERE STREET TREES ARE PROPOSED WITHIN AREAS OF HARD LANDSCAPE, WE WOULD RECOMMEND THAT SOIL CELL SYSTEMS ARE PROPOSED.	AS SET OUT IN THE CHARACTER ZONE STRATEGY, THE MASTERPLAN DOCUMENT INCLUDES A COMPREHENSIVE STRATEGY FOR TREE PLANTING. THE APPROACH TO TREE PLANTING AND USE OF SOIL CELL SYSTEMS IS A DETAILED DESIGN MATTER. REFERENCE TO CONSIDERATION OF STREET TREES ADDED TO OPPORTUNITIES.	SECTION 3.8
40		SECTION 3.9 COMBINED CONSTRAINTS AND OPPORTUNITIES O THE OVERALL STRATEGY SHOULD CONSIDER MULTIPLE FUNCTIONS AND PURPOSE USE FOR THE OPEN SPACE, FORMAL AND INFORMAL SPORT, RECREATION AND COMMUNITY SPACE.	THE ADOPTED CHELMSFORD LOCAL PLAN REQUIRES DEVELOPMENT OF THE SITE TO PROVIDE OR MAKE CONTRIBUTIONS TO NEW OR ENHANCED SPORT, LEISURE AND RECREATION FACILITIES. THE PROPOSED DEVELOPMENT WILL MAKE A VERY SIGNIFICANT CONTRIBUTION TO RECREATION PROVISION THROUGH PROVISION OF A NEW COUNTRY PARK. ADDITIONALLY, IT IS	SECTION 3.9

			CONSIDERED THAT DUE TO THE LANDSCAPE CHARACTER AND TOPOGRAPHY OF THE SITE, POTENTIAL FOR FORMAL SPORTS PROVISION IS VERY LIMITED. THE MASTERPLAN PROPOSES PROVISION OF INFORMAL SPACE.	
41		SECTION 5.4 WAYFINDING, STREET FURNITURE AND PUBLIC ART SUGGEST DUAL-PURPOSE DESIGN IS CONSIDERED FOR STREET FURNITURE. THE FRAMEWORK DOES NOT MENTION ALLOTMENTS. OPPORTUNITIES FOR FOOD PRODUCTION SUCH AS COMMUNITY ORCHARDS AND/OR COMMUNITY GARDENS SHOULD BE EXPLORED.	DUAL PURPOSE DESIGN IS ALREADY STATED AS A POTENTIAL APPROACH. IN RESPECT OF ALLOTMENTS, WHILST THE ADOPTED LOCAL PLAN REQUIRES ALLOTMENT PROVISION ON CERTAIN SITES, IT DOES NOT SEEK IT ON THIS SITE. THE MASTERPLAN INCLUDES PROVISION OF SIGNIFICANT AREAS OF GREEN SPACE, BUT NOT ALLOTMENTS. PROVISION OF ALLOTMENTS WAS NOT REQUESTED BY ESSEX COUNTY COUNCIL AT THE STAGE 1 CONSULTATION, AND OUR DISCUSSIONS WITH THE CITY COUNCIL AND OTHER STAKEHOLDERS HAVE NOT SUGGESTED A NEED FOR SUCH PROVISION AT THIS SITE.	SECTION 5.5
42		- IT SHOULD BE ENSURED AND REFERENCE IN THE MASTERPLAN THAT GOOD AND SAFE WALKING AND CYCLING CONNECTIVITY IS PROVIDED BETWEEN SITE 3A AND THE EXISTING VILLAGE OF SANDON AS WELL AS THE ALLOCATED SITES 3B,3C AND 3D INCLUDING THE PROPOSED NURSERY AT SITE 3B.	OFFSITE WORKS WOULD BE SUBJECT TO DISCUSSIONS WITH THE HIGHWAYS AUTHORITY AT PRE-APP & PLANNING APPLICATION STAGE. PROPOSED WALKING & CYCLING CONNECTIONS TO THE ADJACENT ALLOCATED SITES ARE SHOWN IN SECTIONS 5.1 AND 5.2. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN	SECTION 5.1 SECTION 5.2 SECTION 5.3
43		EXPECT THE MASTERPLAN TO FACILITATE SAFE DIRECT WALKING AND CYCLING ROUTES BETWEEN THE NEW HOMES AND LOCAL SCHOOLS. ESTABLISHING THESE LINKS MAY REQUIRE THE PROVISION OF OFFSITE WORKS (FOOTWAYS AND CROSSINGS). COUNCIL NOTE: OFFSITE WORKS WOULD BE SUBJECT TO DISCUSSIONS WITH THE HIGHWAYS AUTHORITY AT PRE-APP & PLANNING APPLICATION STAGE.	OFFSITE WORKS WOULD BE SUBJECT TO DISCUSSIONS WITH THE HIGHWAYS AUTHORITY AT PRE-APP & PLANNING APPLICATION STAGE. PROPOSED WALKING & CYCLING CONNECTIONS TO THE ADJACENT ALLOCATED SITES ARE SHOWN IN SECTIONS 5.1 AND 5.2. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN.	SECTION 5.1 SECTION 5.2 SECTION 5.3
44		DRAINAGE STRATEGY - RECOMMEND AN INTEGRATED SERIES OF FEATURES ACROSS THE SITE TO ENSURED THAT THE PIPE PONDS SYSTEM ISN'T SUBJECT TO A POTENTIAL SINGLE POINT OF FAILURE AND TO ENHANCE WATER QUALITY AND BIODIVERSITY.	BASINS DESIGNS INTEND TO PROVIDE WATER QUALITY AND BIO-DIVERSITY BENEFITS. DO NOT UNDERSTAND SINGLE POINT OF FAILURE COMMENT. DETAILED DESIGN WILL CONSIDER EXCEEDANCE EVENTS AND WILL BE DESIGNED IN ACCORDANCE WITH ADOPTABLE STANDARDS AND THE REQUIREMENT OF LOCAL AND NATIONAL POLICIES AND GUIDANCE. MASTERPLAN AMENDED TO INDICATES POTENTIAL LOCATIONS FOR SWALES WITHIN GREEN FINGERS.	FIGURE 28
45		RECOMMEND ALLOWING SPACE FOR SUDS INCLUSION UPSTREAM OF THE DEVELOPMENT.	TOPOGRAPHY OF THE SITE LIMITS ABILITY OF UPSTREAM SUDS TO PROVIDE STORAGE DUE TO STEEP GRADIENTS. SUDS BASIN FOR PROPOSED ROUNDABOUT ADDED TO SCHEME.	FIGURE 28
46		MASTERPLAN SHOULD CONSIDER THE FEASIBILITY OF SUDS FEATURE THAN CAN BE USED AS A SOURCE CONTROL AND CONVEYANCE.	SOURCE CONTROL CAN BE CONSIDERED AS PART OF THE DETAILED DESIGN TO SUPPORT PLANNING APPLICATION	N/A
47		MASTERPLAN SHOULD CONSIDER THE POTENTIAL AREAS TO DELIVER INTEGRATED SUDS WITHIN EACH CATCHMENT.	SOURCE CONTROL CAN BE CONSIDERED AS PART OF THE DETAILED DESIGN TO SUPPORT PLANNING APPLICATION	N/A
48		CONSIDERATION SHOULD BE GIVEN TO CENTRAL RAINWATER HARVESTING SYSTEMS TO DELIVER SOME COMMUNITY'S WATER REQUIREMENTS	RESIDENTIAL DEVELOPMENT WILL BE ACCOMPANIED BY RAINWATER HARVESTING IN THE FORM OF WATER BUTTS FOR INDIVIDUAL DWELLINGS WHERE POSSIBLE, TO BE ESTABLISHED THROUGH THE PLANNING APPLICATION. IN RESPECT OF A CENTRALISED SYSTEM, GIVEN THE RELATIVELY LIMITED SCALE OF DEVELOPMENT (WHEN COMPARED WITH THAT FOR WHICH THIS WOULD BE VIABLE), TOGETHER WITH THE ADOPTION, TECHNOLOGY	N/A

			AND ECONOMIC ISSUES WITH SUCH PROVISION, IT IS NOT CONSIDERED APPROPRIATE IN THIS CASE . IN ANY CASE, THERE ARE NO NEW COMMUNAL FACILITIES THAT WOULD BENEFIT FROM HIS INFRASTRUCTURE. PROVISION OF CENTRAL RAINWATER HARVESTING SYSTEMS TO DELIVER SOME OF THE COMMUNITY'S WATER REQUIREMENTS WAS NOT RAISED AS AN ISSUE BY ESSEX COUNTY COUNCIL AT EARLIER STAGE IN THE MASTERPLAN PROCESS.	
49		DEVELOPMENT SHOULD PLAN FOR NET ZERO GREENHOUSE GAS EMISSIONS AND LARGER LOW CARBON OR RENEWABLE ENERGY SCHEMES. MASTERPLAN SHOULD SET OUT HOW IT WILL BE SUSTAINABLE USING PRINCIPLES INCLUDING: <ul style="list-style-type: none"> • ORIENTATION AND FORM • FABRIC FIRST APPROACH • VENTILATION AND OVERHEATING • EMBODIED AND OPERATIONAL ENERGY • RENEWABLE TECHNOLOGIES • AIR-TIGHT STRATEGY AND THERMAL BRIDGE FREE • ENERGY PERFORMANCE MUST BE SEEN 	THE PROPOSED DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH ALL RELEVANT BUILDING REGULATIONS AND STANDARDS, WHICH INCLUDE SUSTAINABILITY MEASURES.	N/A
50		THE MASTERPLAN IS SILENT ON THE FACT THAT THE SITE LIES IN A MINERAL SAFEGUARDING AREA.	ASSESSMENT COMPLETED BY STANTEC AND SUBMITTED AS EVIDENCE DURING THE SITE ALLOCATION PROCESS. FINDING OF ASSESSMENT CONFIRMED ECONOMIC EXTRACTION OF MINERALS LOCATED BENEATH AREA OF PROPOSED BUILD DEVELOPMENT UNLIKELY. MINERALS RESOURCE ASSESSMENT TO ACCOMPANY THE PLANNING APPLICATION	N/A
51		WASTE MANAGEMENT SHOULD BE CONSIDERED AT THIS STAGE AS IT CAN IMPACT ON PLACE-MAKING.	THE PROPOSED DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH ALL RELEVANT STANDARDS FOR WASTE MANAGEMENT.	N/A
52		REFERENCE SHOULD BE MADE TO MEADGATE SCHOOL IN THE SECOND PARAGRAPH OF SECTION 2.7 AS IT ALSO WITHIN WALKING OR CYCLING DISTANCE.	ADDED.	SECTION 2.7
53		THE "ROAD CROSSINGS" ANNOTATION IN FIGURE 12 IS MISLEADING, ESPECIALLY THE CROSSING POINT IN THE VICINITY OF THE OFF-SLIP FROM A1114, WHICH LOOKS LIKE IT IS CROSSING OF MALDON ROAD BUT PROBABLY RELATES TO THE DROPPED KERB CROSSING ACROSS BADDOW HALL AVENUE. THE LOCATION SHOULD BE MADE CLEARER. ALSO SUGGEST THAT THE ANNOTATION IS CHANGED TO EXISTING DROPPED KERB CROSSINGS.	REVIEWED AND AMENDED	FIGURE 12
54		FIGURE 12 NEEDS TO BE EXPANDED TO INCLUDE THE PEDESTRIAN AND CYCLE LINKS FROM THE SITE TO THE GREAT BADDOW TO CITY CENTRE CYCLE ROUTE. ALL THE ACCESS AND MOVEMENT PLANS THROUGHOUT THE DOCUMENT SHOULD SHOW THESE CONNECTIONS.	THE GBCCCR IS SHOWN ON THE PLAN. IT WOULD CREATE A LEGIBILITY PROBLEM TO EXPAND OUT ALL THE PLANS, AS THEY RIGHTLY FOCUS ON THE SITE INTERIOR. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN (SECTION 5.3)	SECTION 5.3
55		THERE IS NO MENTION OF PUBLIC TRANSPORT IN THE OVERALL OPPORTUNITIES SUMMARY IN SECTION 3.9 - ACCESSIBILITY BY PUBLIC TRANSPORT IS EXTREMELY IMPORTANT.	EXISTING BUS STOPS AND BUS ROUTES ALONG MALDON ROAD ACCESSIBLE FROM THE SITE. 400M BUFFERS AND TEXT REVIEWED/ADDED.	FIGURE 19
56		THERE IS NO REFERENCE FOR ENHANCED PEDESTRIAN AND CYCLE CONNECTIVITY BETWEEN THE SITE AND LOCAL FACILITIES.	REVIEWED/ADDED	SECTION 5.2

57	MASTERPLAN FRAMEWORK PLAN (FIGURE 18) THIS SHOWS PROPOSED "FOOTPATHS" THROUGH THE SITE. ECC WILL NOT ADOPT ANY NEW PUBLIC FOOTPATHS UNLESS THEY ARE INFORMAL ROUTES WHICH PROVIDE A CONNECTION BETWEEN EXISTING PROWS. THE ANNOTATION SHOULD BE CHANGED TO PROPOSED PEDESTRIAN AND PEDESTRIAN/CYCLE ROUTES. THIS INCLUDES THE "OFF SITE FOOTPATHS."	THEY ARE CALLED FOOTPATHS NOT PUBLIC FOOTPATHS, AND THERE IS NO INTENTION TO DEDICATED NEW PROW. LEGEND TEXT AMENDED.	FIGURE 18
58	PEDESTRIAN AND CYCLE ROUTES THROUGH THE BUILT-UP AREA OF THE SITE SHOULD BE HARD SURFACED AND LIT AND CONSTRUCTED TO ADOPTABLE STANDARDS, E.G. THE PEDESTRIAN ROUTE TO THE SOUTH OF PARCELS 1A AND 1B WHICH CONNECT TO THE EXISTING FOOTPATH SHOULD BE A SURFACED AND LIT PEDESTRIAN AND CYCLE ROUTE AND THE SECTION OF PROW RUNNING SOUTHWARD TO MALDON ROAD SHOULD BE UPGRADED TO A SURFACED AND LIT PEDESTRIAN AND CYCLE ROUTE.	SURFACING AND LIGHTING OF FOOTPATHS IS A DETAILED DESIGN MATTER. WE DON'T CONSIDER THAT THE FOOTPATH TO THE SOUTH OF 1A AND 1B NEEDS TO BE A CYCLE ROUTE AS ACCESS IS PROVIDED VIA TOWNHOUSE SQUARE.	N/A
59	THE FOOTPATH/CYCLE ROUTE WITHIN THE SITE WHICH RUNS PARALLEL TO THE A1114 TO THE NORTH, THROUGH THE COUNTRY PARK, MAY CONNECT TO A WIDER LINK TO MEADGATE SCHOOL AND ON TO THE ARMY AND NAVY JUNCTION. THE ROUTE SHOWN SHOULD BE EXTENDED AND ANNOTATION AMENDED ACCORDINGLY.	HOPKINS DO NOT HAVE CONTROL OVER THIRD PARTY LAND BEYOND THE RED LINE BOUNDARY, THEREFORE NOT IN A POSITION TO COMMIT TO THIS LINK. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN.	SECTION 5.3
60	EVIDENCE SHOULD BE PROVIDED TO DEMONSTRATE THAT 42 CAR PARKING SPACES FOR THE COUNTY PARK IS SUFFICIENT ENOUGH.	A REVIEW OF CAR PARK SIZES FOR COUNTRY PARKS AND OTHER SIMILAR ATTRACTION WAS UNDERTAKEN BY STANTEC TO INFORM THE CAR PARK SIZE. CAR PARK SIZE TO BE AGREED WITH CCC BASED ON THEIR DESIRED USAGE. EVIDENCE WILL BE PROVIDED AS REQUIRED AS PART OF ANY EVENTUAL APPLICATION.	SECTION 5.1 FIGURE 19
61	THE WESTERN PED/CYCLE ACCESS IS ANNOTATED AS 'E'. THE EASTERN ACCESS AT MOLRAMS LANE IS JUST AS IMPORTANT AND SHOULD BE ANNOTATED AS A CONNECTION TO SANDON AND SANDON SCHOOL AS WELL AS TO SITE 3C.	NOTED AND AMENDED.	FIGURE 18
62	ACCESS AND PARKING (FIGURE 19) O A SIGNAL-CONTROLLED CROSSING IS SHOWN ACROSS SANDFORD MILL ROAD. IT IS UNLIKELY THAT IT WILL MEET THE CRITERIA FOR SIGNAL CONTROL AT THIS LOCATION. A DROPPED KERB CROSSING WOULD BE MORE APPROPRIATE AT THIS LOCATION.	. ENQUIRY MADE TO ECC HIGHWAYS UNDER THE JOINT ACCESS DESIGN DID NOT RAISE THIS AS A POTENTIAL ISSUE. LTN 1/20 AUDIT HAS NOT IDENTIFIED A TOUCAN CROSSING AS BEING UNSUITABLE	FIGURE 19
63	A SIGNAL-CONTROLLED CROSSING IS SHOWN ACROSS MALDON ROAD TO THE SOUTH-WEST OF THE PROPOSED ACCESS ROUNDABOUT. THE LOCATION OF THIS CONTROLLED CROSSING HAS NOT BEEN AGREED WITH THE HIGHWAY AUTHORITY - IT WOULD BE MORE APPROPRIATE THAT THE CONTROLLED CROSSING IS FURTHER WEST IN THE VICINITY OF MOLRAMS LANE BECAUSE THIS WOULD BE THE DESIRE LINE FOR PEDESTRIANS AND CYCLISTS TO THE SCHOOLS. THE REDROW PLANNING APPLICATION SHOWS A SIGNALISED CROSSING HERE.	THE MASTERPLAN HAS BEEN AMENDED TO SHOW THIS SIGNAL-CONTROLLED CROSSING FURTHER WEST, AS SUGGESTED. IT SHOULD BE NOTED THAT THE MASTERPLAN SHOWS SUCH CROSSINGS INDICATIVELY, AND DETAILS OF THESE WILL BE DETERMINED THROUGH A PLANNING APPLICATION.	FIGURE 19
64	THE BUS STOPS IN THE VICINITY OF MOLRAMS LANE ARE LIKELY TO NEED TO BE RELOCATED BECAUSE OF THEIR PROXIMITY TO THE PROPOSED	THE LOCATION OF THE PROPOSED CROSSING HAS BEEN AMENDED, AS RECOMMENDED. DETAILS OF ARRANGEMENTS WILL BE DETERMINED THROUGH A PLANNING APPLICATION.	FIGURE 19

		CROSSING IN MALDON ROAD. THIS SHOULD BE REFERRED TO IN THE TEXT IN SECTION 5.1.		
65		ALTHOUGH AGREED IN PRINCIPLE, THE LOCATION AND TYPE OF THE WESTERN CROSSING POINT WOULD NEED TO BE AGREED. THE SUGGESTED LOCATION IS VERY CLOSE TO THE SOUTHBOUND OFF-SLIP FROM THE A1114 AND MAY HAVE TO BE MOVED FURTHER AWAY FROM THE JUNCTION.	THIS IS A MATTER FOR DETAILED DESIGN AND WILL BE SET OUT IN SUBSEQUENT PLANNING APPLICATIONS.	N/A
66		THE MANOR FARM SHOP WILL NOT BE VERY ACCESSIBLE FROM THE EASTERN PARCELS. A PEDESTRIAN LINK SHOULD BE PROVIDED TO THE EAST OF THE FARM SHOP AS WELL AS TO THE WEST, WITH THE FOOTWAY FRONTING MALDON ROAD BETWEEN THESE IMPROVED TO 2M IN WIDTH.	NOTED. UPDATED IN THE MASTERPLAN DOCUMENT	FIGURE 19
67		THE ISLANDS AT ANY UNCONTROLLED CROSSINGS SHOULD BE DEEP ENOUGH TO ACCOMMODATE A BICYCLE.	WE DO NOT CONSIDER THIS NECESSARY AS THERE IS NO CYCLE INFRASTRUCTURE INTERCONNECTING TO THESE REFUGES AND THESE ARE ALL EXISTING FEATURES AS INSTALLED BY ECC.	N/A
68		FIGURE 19 DOES NOT INCLUDE CYCLE ROUTES. THE KEY PEDESTRIAN ROUTES SHOULD ALSO BE CYCLE ROUTES.	CYCLING ROUTES HAVE BEEN SHOWN ON FIGURE 20 AS THERE IS TOO MUCH INFORMATION TO PROVIDE ON ONE PLAN. DO NOT AGREE ALL KEY PEDESTRIAN ROUTES SHOULD ALSO BE CYCLE ROUTES – AS SHOWN ON FIGURE 20 THERE IS A HIGH DEGREE OF CYCLE PERMEABILITY AND IT IS DESIRABLE TO HAVE A HIERARCHY OF ROUTES INCLUDING PEDESTRIAN ONLY.	FIGURE 20
69		THE PLANS THROUGHOUT THE DOCUMENT APPEAR NOT TO BE CONSISTENT IN WHAT THEY INCLUDE - DIFFICULT TO FOLLOW IN TERMS OF ACCESS AND MOVEMENT. THE PLANS EARLIER IN THE DOCUMENT ARE NOT CLEAR WITH RESPECT TO CYCLE ROUTES. ALSO, THE CYCLE ROUTES ARE SHOWN IN PURPLE ON SOME PLANS AND ORANGE (THE SAME A PEDESTRIAN ROUTES) IN OTHERS.	PLANS ARE CONSISTENT BUT WE WILL REVIEW COLOURS FOR NEXT STAGE OF DOCUMENT.	N/A
70		NO MENTION IS MADE IN THE PARKING STRATEGY OF THE NUMBERS OF SPACES TO BE PROVIDED, I.E. IN LINE WITH ECC/EPOA STANDARDS OR REDUCED STANDARDS TO ENCOURAGE ALTERNATIVE TRANSPORT.	MASTERPLAN DOCUMENT TO INCLUDE REFERENCE TO BEING IN ACCORDANCE WITH APPROPRIATE STANDARDS	SECTION 5.1
71		REFERENCE SHOULD BE MADE TO MEASURES TO REDUCE TRAVEL BY CAR AND ENCOURAGE USE OF SUSTAINABLE MODES.	THIS IS A MATTER FOR THE TRAVEL PLAN AND TRANSPORT ASSESSMENT WHICH WILL BE SUBMITTED AS PART OF THE PLANNING APPLICATION	N/A
72		CONSIDERATION SHOULD BE GIVEN TO HORSE RIDING ROUTES WITHIN THE COUNTRY PARK WITH CONNECTIONS TO THE BRIDLEWAY NETWORK.	THERE ARE NO EXISTING BRIDLEWAYS AND NO PROPOSED BRIDLEWAYS WITHIN THE REDROW DEVELOPMENT WHICH PROVIDE CONNECTION TO THIS SITE AND AS SUCH THIS DEVELOPMENT CANNOT PROVIDE BRIDLEWAYS WHICH CONNECT INTO EXISTING INFRASTRUCTURE. CCC PARKS AND GREEN SPACES HAVE EXPRESSED CONCERNS WITH THE PROVISION OF AN EQUESTRIAN FACILITY AT THE COUNTRY PARK. TEXT ADDED TO SECTION 5.1, COUNTRY PARK ACCESS, TO EXPLAIN CONSIDERATION WILL BE GIVEN TO NON-VEHICULAR ACCESS TO EQUESTRIANS WITHIN THE COUNTRY PARK; AND THAT THIS WILL BE EXPLORED FURTHER IN CONSULTATION WITH CHELMSFORD CITY COUNCIL DURING THE PLANNING APPLICATION STAGE.	N/A
73		SECTION 5.2 CYCLING (FIGURE 20) FIGURE 20 GIVES DIMENSIONS OF CYCLE ROUTES IN THE LEGEND. IT WOULD BE BETTER TO IDENTIFY THE TYPE OF ROUTE E.G. STRATEGIC, PRIMARY ETC. BECAUSE ALL CYCLE ROUTES MUST BE LTN 1/20 COMPLIANT, AND THE WIDTHS DEPENDS ON THE	THE CYCLING PROPOSALS HAVE BEEN THROUGH AN LTN 1/20 AUDIT AND ARE CONSIDERED TO BE COMPLIANT AND APPROPRIATE. THE WIDTHS OF CYCLE PATHS HAVE A BEARING ON THE LAYOUT OF THE PROPOSED DEVELOPMENT SHOWN IN THE MASTERPLAN DOCUMENT, AND AS SUCH HAVE REQUIRED RESOLVING AT THIS STAGE.	FIGURE 20

		EXPECTED USAGE OF THE ROUTES. IT IS TOO EARLY TO CONFIRM THE APPROPRIATE WIDTHS OF THE ROUTES. MAIN CYCLE ROUTES SHOULD ALSO BE SEGREGATED FROM PEDESTRIANS. THE LEGEND SHOULD BE AMENDED TO REFER TO LTN 1/20 COMPLIANT CYCLE ROUTES.		
74		A PEDESTRIAN AND CYCLE CONNECTION SHOULD BE PROVIDED AT THE NORTHERN EXTENT OF THE PARCEL 4 SITE FRONTAGE ON SANDFORD MILL ROAD TO CONNECT INTO THE SUSTRANS NCN1.	THIS WOULD BENEFIT RESIDENTS OF PARCEL 4 AND ALSO IMPROVE CONNECTIVITY WITH THE ADJACENT REDROW SCHEME. ADDED TO MASTERPLAN	FIGURE 19 AND 20
75		THERE SHOULD BE CYCLE ROUTES THROUGH ALL THE GREEN FINGERS NOT JUST THE CENTRAL TWO (AS SHOWN IN FIGURE 20).	DO NOT CONSIDER THIS NECESSARY GIVEN HIGH DEGREE OF PERMEABILITY. THESE HEDGEROW CORRIDORS ARE A FOCUS FOR HEDGEROW REINFORCEMENT - I.E., QUIET GREEN LANDSCAPE SPACES. DO NOT CONSIDER IT APPROPRIATE TO HAVE EXTENSIVE INFRASTRUCTURE, ESPECIALLY IF REQUIRED TO BE SEGREGATED.	FIGURE 20
76		THERE NEEDS TO BE CYCLE (AND PEDESTRIAN) CONNECTIONS BETWEEN ALL THE INTERNAL ROADS AND THE EAST- WEST STRATEGIC CYCLE ROUTE. SOME, BUT NOT ALL ARE SHOWN ON THE PLAN AND THESE ARE COLOURED YELLOW ROUTES WHICH IS MISLEADING.	WILL LOOK A COLOURS AND CONNECTIONS. HOWEVER, THE LEGEND EXPLAINS THE HIERARCHY AND DEMONSTRATES THAT CYCLE/PEDESTRIAN CONNECTIONS ARE BEING PROVIDED.	FIGURE 20
77		ALL THE INTERNAL ROADS SHOULD HAVE CYCLE (AND PEDESTRIAN) CONNECTIONS TO THE PROPOSED CYCLE AND PEDESTRIAN ROUTES TO THE NORTH.	THIS IS BEING PROVIDED AS SHOWN ON THE PLAN. HOWEVER WE WILL REVIEW AND OPTIMISE.	FIGURES 19 AND 20
78		THE WIDER AREA NEEDS TO BE SHOWN INCLUDING CONNECTIONS TO THE GT BADDOW TO CITY CENTRE CYCLE ROUTE BECAUSE A CYCLE CONNECTION WILL NEED TO BE PROVIDED FROM THE PROPOSED CROSSING ADJACENT TO MALDON ROAD TO LINK TO MEADGATE AVENUE. THIS SHOULD BE SHOWN IN THE MASTERPLAN.	AS PREVIOUSLY EXPLAINED, THERE IS NOW TOO MUCH INFORMATION ON THE MASTERPLAN FRAMEWORK (LARGELY DUE TO CCC'S PREVIOUS COMMENTS) TO WIDEN THE EXTENT OF PLANS WITHOUT COMPROMISING LEGIBILITY. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN.	SECTION 5.3
79		WIDER CYCLE CONNECTIONS OPTION 1 - THE ARMY AND NAVY SCHEME PROPOSALS ARE LIKELY TO INCLUDE AT-GRADE CROSSINGS. REFERENCE NEEDS TO BE MADE TO THIS RATHER THAN THE EXISTING SUBWAY.	THE ANALYSIS IS OF EXISTING CONDITIONS, NOT PROPOSED. NONETHELESS, REFERENCE ADDED TO POTENTIAL FUTURE CHANGES.	SECTION 5.2
80		A CONNECTION BETWEEN THE SITE AND THE LONGMEAD/MEADGATE AVENUE ROUTE WILL BE REQUIRED. THE POSSIBILITY OF AN OFF-ROAD ROUTE SHOULD BE EXAMINED, INCLUDING THE FEASIBILITY OF REDUCING THE CARRIAGEWAY OVER THE BRIDGE TO A SINGLE LANE OVER THE BRIDGE.	MATTER FOR DETAILED DESIGN OF OFFSITE HIGHWAY WORKS.	N/A
81		OPTION 4 - THE WEAKNESSES/CONSTRAINTS SHOULD INCLUDE THAT THE EXISTING BRIDGE IS NOT WIDE ENOUGH TO ACCOMMODATE CYCLISTS. CYCLISTS CURRENTLY MUST DISMOUNT. IDEALLY THE BRIDGE NEEDS TO BE WIDENED TO ACCOMMODATE CYCLISTS.	NOTED AND ADDED. OFFSITE IMPROVEMENTS TO CYCLE ROUTES WILL BE SUBJECT TO FURTHER DISCUSSIONS AND AGREEMENT WITH CCC.	SECTION 5.2
82		OPTION 5 - PART OF THIS ROUTE IS WITHIN THE FLOOD PLAIN WHICH SHOULD BE A WEAKNESS/CONSTRAINT, HOWEVER THIS DOES NOT PRECLUDE THIS OPTION BEING PROVIDED AS A CYCLE/PEDESTRIAN ROUTE.	NOTED AND ADDED.	SECTION 5.2
83		THE SUMMARY OF THE WIDER CYCLE ROUTES NEEDS TO BE CLARIFIED AS IT REFERS TO THE PREFERRED CYCLE ROUTE BUT DOES NOT SPECIFY WHICH OPTION THIS IS. IMPROVEMENTS ARE LIKELY TO BE REQUIRE TO SEVERAL OF THE WIDER	NOTED AND WILL BE REVIEWED. OFFSITE IMPROVEMENTS ARE A MATTER FOR DETAILED DESIGN OF OFFSITE HIGHWAY WORKS. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN	SECTION 5.3

		LINKS TO MAKE THEM A REALISTIC ALTERNATIVE TO TRAVEL BY THE PRIVATE CAR.		
84		- CENTRAL GREEN FINGER CYCLE ROUTES WILL NEED TO BE LTN 1/20 COMPLIANT, SO WIDTHS WILL NEED TO BE AGREED WITH THE HIGHWAY AUTHORITY.	NOTED, HOWEVER THE CYCLING PROPOSALS HAVE BEEN THROUGH AN LTN 1/20 AUDIT AND ARE CONSIDERED TO BE COMPLIANT AND APPROPRIATE. THE WIDTHS OF CYCLE PATHS HAVE A BEARING ON THE LAYOUT OF THE PROPOSED DEVELOPMENT SHOWN IN THE MASTERPLAN DOCUMENT, AND AS SUCH HAVE REQUIRED RESOLVING AT THIS STAGE.	N/A
85		THE ANNOTATION NEEDS TO BE CHANGED FROM PAVEMENT TO FOOTWAY OR SHARED FOOTWAY/CYCLE ROUTE.	NOTED AND AMENDED.	SECTION 5.6 CENTRAL GREEN FINGER
86		THE TERM SHARED FRONT ACCESS IS CONFUSING. IT SHOULD BE A FOOTWAY WITH A MINIMUM WIDTH OF 2M TO ALLOW PEOPLE WITH ALL MOBILITY REQUIREMENTS TO PASS EACH OTHER.	PROPOSALS PRESENTED TO CCC INCLUDED REDUCING THE WIDTH OF THESE AS MUCH AS POSSIBLE TO PROVIDE A STRONG SENSE OF LANDSCAPE DOMINATING THE SPACE. THE PROPOSALS INCLUDE NARROWED SECTIONS WITH WIDER AREAS AS PASSING PLACES. THESE ARE NOT FOOTWAYS AS PART OF A HIGHWAY AND WILL PROVIDE SHARED ACCESS TO THE FRONT OF A LIMITED NUMBER OF PLOTS.	SECTION 5.6 CENTRAL GREEN FINGER
87		DETAILS OF THE PRIORITY FOR VEHICLES ACROSS THE NARROWED SECTION AND THE MAIN CYCLE ROUTE CROSSING WOULD NEED TO BE AGREED WITH THE HIGHWAY AUTHORITY.	NOTED. THIS IS A MATTER FOR DETAILED DESIGN STAGE.	SECTION 5.6 CENTRAL GREEN FINGER
88		MALDON ROAD CORRIDOR THE PEDESTRIAN/CYCLE ROUTE SHOULD BE LIT AND SHOULD HAVE NATURAL SURVEILLANCE FROM ADJACENT PROPERTIES. IT SHOULD NOT BE ENCLOSED BY DENSE VEGETATION.	NOTED. THIS IS A MATTER FOR DETAILED DESIGN STAGE.	SECTION 5.6 MALDON ROAD CORRIDOR
89		THE PLAN NEEDS TO MAKE IT CLEAR THAT THERE WILL BE CYCLE AND PEDESTRIAN CONNECTIONS FROM ALL THE INTERNAL ROADS AND PATHS THROUGH THE GREEN FINGERS.	DO NOT CONSIDER CYCLE ROUTES HERE ARE NECESSARY GIVEN HIGH DEGREE OF PERMEABILITY ALREADY PROVIDED. THESE HEDGEROW CORRIDORS ARE A FOCUS FOR HEDGEROW REINFORCEMENT - I.E QUIET GREEN LANDSCAPE SPACES. DO NOT CONSIDER IT APPROPRIATE TO HAVE EXTENSIVE INFRASTRUCTURE, ESPECIALLY IF REQUIRED TO BE SEGREGATED.	SECTION 5.6 MALDON ROAD CORRIDOR
90		HEDGEROW CORRIDORS O PLAN 24 IS CONFUSING BECAUSE THE HEDGEROW CORRIDOR CONTAINS PART OF THE PRIMARY LOOP ROAD. THE ACCESS TO THE COUNTRY PARK IS ALSO PROPOSED TO BE WITHIN THE HEDGEROW CORRIDOR; THIS ROUTE WILL CARRY COACHES TO THE COUNTRY PARK AND THE SANDFORD MILL AND THEREFORE MUST BE A SUITABLE STANDARD TO ACCOMMODATE LARGE VEHICLES WITHOUT COMPROMISING THE AMENITY OF RESIDENTS ON THE ROUTE.	PLAN 24 IS A LANDSCAPE CHARACTER PLAN WHICH SETS OUT THE DESIGN ASPIRATIONS FOR LANDSCAPE AND BUILT FORM IN THESE GENERAL AREAS. IT IS NOT INTENDED TO PROVIDE INFORMATION ON ROAD STANDARDS. AS PER ANALYSIS CARRIED OUT BY STANTEC, AND AS CONFIRMED BY THE DRP, CURRENT PROPOSALS ARE APPROPRIATE TO ACCOMMODATE THIS TRAFFIC.	SECTION 5.6 HEDGEROW CORRIDORS
91		TREES SHOULD IDEALLY BE LOCATED OUTSIDE THE ADOPTED HIGHWAY BOUNDARY. ANY TREES WITH THE HIGHWAY WOULD BE SUBJECT TO A COMMUTED SUM FOR MAINTENANCE.	NOTED. DETAILED DESIGN MATTER.	SECTION 5.6 HEDGEROW CORRIDORS
92		VEGETATION WILL NOT BE PERMITTED WITHIN THE VISIBILITY SPLAYS.	NOTED. DETAILED DESIGN MATTER.	SECTION 5.6 HEDGEROW CORRIDORS
93		PRIMARY ROAD - CYCLE/ROUTES MUST BE LTN 1/20 COMPLIANT SO WIDTHS ARE TO BE AGREED DEPENDING ON PREDICTED USAGE, AND MAIN CYCLE ROUTES SHOULD BE SEGREGATED.	CYCLING PROPOSALS HAVE BEEN THROUGH AN LTN 1/20 AUDIT AND ARE CONSIDERED TO BE COMPLIANT AND APPROPRIATE. THE WIDTHS OF CYCLE PATHS HAVE A BEARING ON THE LAYOUT OF THE PROPOSED DEVELOPMENT SHOWN IN THE MASTERPLAN DOCUMENT, AND AS SUCH HAVE REQUIRED RESOLVING AT THIS STATE.	SECTION 5.6 PRIMARY ROAD

94		ANY PLANTING SHOULD BE 1M BACK FROM THE CARRIAGEWAY EDGE AND ANY STREET TREES WILL BE LIABLE TO A COMMUTED SUM FOR MAINTENANCE. THE SEPARATION OF THE CARRIAGEWAY FROM THE FOOTWAY BY A LANDSCAPED STRIP MAKES ADOPTION DIFFICULT BECAUSE ECC WOULD NOT USUALLY ADOPT THE LANDSCAPED AREA.	NOTE THE SETTING BACK OF TREES BY 1M. CURRENT PROPOSALS WOULD AMOUNT TO A 1.75M OFFSET. THE DESIGN OF THE PRIMARY ROAD, INCLUDING VERGES HAS BEEN BASED ON THE ESSEX DESIGN GUIDE. ADOPTION ARRANGEMENTS TO BE AGREED AT A LATER DATE.	SECTION 5.6 PRIMARY ROAD
95		TOWNHOUSE SQUARE IT IS UNCLEAR HOW THE CYCLE ROUTE WILL BE SEGREGATED FROM THE CARRIAGEWAY IN THE CENTRAL AREA. AS SHOWN, IT IS LIKELY THAT VEHICLE MANOEUVRING WOULD BE DIFFICULT INTO AND OUT OF THE CIRCULAR ACCESS ROAD FROM THE NARROW SECTION WHICH MAY LEAD TO CONFLICT WITH PEDESTRIANS AND CYCLISTS. IT IS THEREFORE UNLIKELY TO PASS A SAFETY AUDIT.	THE MASTERPLAN DOCUMENT IS SHOWING THE ASPIRATIONAL DESIGN PRINCIPLES OF THE PROPOSED DEVELOPMENT AND DOES NOT SHOW THE LEVEL OF DETAIL ON WHICH A SAFETY AUDIT WOULD BE BASED. THESE MATTERS CAN BE RESOLVED AT DETAILED DESIGN STAGE.	SECTION 5.6 TOWNHOUSE SQUARE
96		THE CIRCULAR ACCESS ROAD WOULD HAVE TO BE A ONE-WAY ROUTE BECAUSE OF ITS NARROW WIDTH.	DETAILED DESIGN MATTER. THE ROAD WOULD BE DESIGNED IN ACCORDANCE WITH HIGHWAY STANDARDS. IT IS SHOWN IN THE MASTERPLAN DOCUMENT AS THE SAME WIDTH AS OTHER TERTIARY ROUTES. IT IS NOT A BUS ROUTE.	SECTION 5.6 TOWNHOUSE SQUARE
97		DETAILS OF THE PRIORITY FOR VEHICLES ACROSS THE NARROWED SECTION OF THE THROUGH ROUTE WOULD NEED TO BE AGREED WITH THE HIGHWAY AUTHORITY.	NOTED. THIS IS A MATTER FOR DETAILED DESIGN.	SECTION 5.6 TOWNHOUSE SQUARE
98		LANDSCAPE MASTERPLAN (FIGURE 26) SHOULD BE AMENDED TO TAKE ACCOUNT OF COMMENTS ABOVE.	WE ARE NOT PROPOSING TO MAKE CHANGES AT THIS STAGE, AS THE MATTERS SET OUT ABOVE WILL BE ADDRESSED AS PART OF THE PLANNING APPLICATION.	FIGURE 27
99		REFERENCE IS MADE TO NEW AND EXISTING PEDESTRIAN ROUTES, BUT NO MENTION IS MADE OF CYCLE ROUTES. THERE IS ALSO NO MENTION OF ROUTES THROUGH THE COUNTRY PARK FOR HORSE RIDERS.	THE LANDSCAPE MASTERPLAN IS INTENDED TO FOCUS ON THE KEY LANDSCAPE SPACES, RATHER THAN THE PROVISION OF CYCLE/BRIDLEWAYS. PREVIOUS COMMENTS APPLY.	FIGURE 27
100	CHELMSFORD CYCLING ACTION GROUP	PROPOSED CYCLE ROUTE 1 DOES NOT COMPLY WITH DFT LTN1/20 AND SHOULD NOT BE PROPOSED WITHOUT A DELIVERABLE ACCEPTABLE SCHEME FOR PROBLEM AREAS, FOR EXAMPLE: EXISTING BRIDGE, ROUNDABOUTS AND SLIP ROADS OVER BADDOW BYPASS.	MASTERPLAN DOCUMENT SETS OUT PROPOSALS FOR CONNECTIVITY TO EXISTING CYCLE INFRASTRUCTURE. MATTER OF OFF-SITE HIGHWAYS IMPROVEMENTS WOULD BE FOR AGREEMENT WITH ECC HIGHWAYS AT DETAILED DESIGN/APPLICATION STAGE.	SECTION 5.2
101		MASTERPLAN SHOULD INCLUDE THE MOST DIRECT AND SAFEST CYCLE ROUTE OPTION TO THE CITY CENTRE STAYING ON NORTHERN SIDE OF BADDOW BYPASS, LINKING TO NEW ARMY & NAVY SCHEME.	THE MASTERPLAN DOCUMENT SHOWS THIS AS A POTENTIAL LINK, HOWEVER AS IT INCLUDES THIRD PARTY LAND, HOPKINS HOMES ARE NOT IN A POSITION TO PROVIDE SUCH A LINK BEYOND THE SITE BOUNDARY. WIDER ACCESS/MOVEMENT PLAN TO SHOW THIS POTENTIAL CONNECTION.	SECTION 5.2
102		MASTERPLAN SHOULD INCLUDE PROPOSALS AND COMMITMENT FOR UPGRADING CYCLE ROUTES TO SCHOOLS.	MASTERPLAN DOCUMENT SETS OUT PROPOSALS FOR CONNECTIVITY TO EXISTING CYCLE INFRASTRUCTURE. MATTER OF OFF-SITE HIGHWAYS IMPROVEMENTS WOULD BE FOR AGREEMENT WITH ECC HIGHWAYS AT DETAILED DESIGN/APPLICATION STAGE.	SECTION 5.2
103		THE SHARED FOOT/CYCLEWAYS PROPOSED DO NOT COMPLY WITH LTN1/20 AND SHOULD BE SEGREGATED.	THE CYCLING PROPOSALS HAVE BEEN THROUGH AN LTN 1/20 AUDIT AND ARE CONSIDERED TO BE COMPLIANT AND APPROPRIATE. LTN 1/20 ALLOWS FOR NON-SEGREGATE ROUTES. IF SEGREGATED ROUTES ARE PROVIDED THROUGHOUT THE DEVELOPMENT, IT WILL RESULT IN EXTENSIVE AREAS OF INFRASTRUCTURE/HARD SURFACING IN AREAS DESIGNED TO WHERE THE DESIGN ASPIRATION IS FOR LANDSCAPE/HERITAGE TO BE CELEBRATED.	SECTION 5.2

104		MASTERPLAN SHOULD INCLUDE A COMMITMENT THAT CYCLE ROUTES WILL BE IMPLEMENTED BEFORE FIRST OCCUPATION OF HOUSES.	PHASING IS A MATTER FOR DETAILED DESIGN STAGE.	SECTION 5.2
105	CCC PARKS AND GREEN SPACES	GENERALLY SUPPORT LOCATION OF COUNTRY PARK CAR PARK BUT NUMBER OF SPACES IS LOW BY COMPARISON TO OTHER COMPARABLE COUNTRY PARKS – NEEDS TO BE INCREASED OR SPACE RESERVED TO INCREASE IN THE FUTURE. VIEW THAT 60-100 SPACES MAY BE NEEDED BASED ON PAST EXPERIENCE.	A REVIEW OF CAR PARK SIZES FOR COUNTRY PARKS AND OTHER SIMILAR ATTRACTION WAS UNDERTAKEN BY STANTEC TO INFORM THE CAR PARK SIZE. CAR PARK LOCATION AND DESIGN PROPOSED ALLOWS FOR FUTURE EXTENSION IF ADDITIONAL CAR PARKING NEEDS ARE IDENTIFIED. THE CAR PARKING PROVISION HAS ALSO SOUGHT TO BALANCE THE DESIRE (AS ESTABLISHED THROUGH THE STAGE 1 CONSULTATION) TO AVOID THE COUNTRY PARK BEING MORE THAN A LOCAL CENTRE AND BEING A DESTINATION TO WHICH PEOPLE FROM A WIDER AREA BEYOND CHELMSFORD / GREAT BADDOW WILL BE DRAWN.	SECTION 5.1 FIGURE 19
106		ACCESS TO SANDFORD MILL VIA FOOT/CYCLEWAY BRIDGE [3.1M WIDE, WITH APPROPRIATE WEIGHT LIMIT OF 3 TONNE]] IS IMPORTANT AND NEEDS TO BE INCLUDED AS PART OF THE MASTERPLAN.	MATTER FOR DETAILED DESIGN. MASTERPLAN DOCUMENT INCLUDES A COMMITMENT TO PROVIDING A PEDESTRIAN/CYLCLE CONNECTION TO THE MILL.	N/A
107		INSTEAD OF THE PROPOSED VISITOR CENTRE, A FINANCIAL CONTRIBUTION SHOULD BE SOUGHT TO IMPROVE THE FACILITIES AT SANDFORD MILL. TOILET AND SUPPORT FACILITIES NEED TO BE LOCATED WITHIN SANDFORD MILL [EVEN IF WIDER FACILITIES MAY NOT BE IMMEDIATELY FORTHCOMING], FACILITIES COULD BE PHASED WHILST THE SANDFORD MILL SITE IS FURTHER DEVELOPED.	MATTER OF OFF-SITE CONTRIBUTIONS WOULD BE FOR AGREEMENT WITH ECC HIGHWAYS AT DETAILED DESIGN/APPLICATION STAGE.	N/A
108		THE NORTHERN COUNTY PARK ROUTE [SHOWN IN GREEN] WOULD PROVIDE A POTENTIAL CONNECTION VIA THE LOCK BY MILL VUE ROAD CONNECTING INTO THE TOWN CENTRE AND PROVIDING ACCESS FOR THE CHANCELLOR PARK AND CHELMER VILLAGE COMMUNITIES. THE SURFACE NEEDS TO BE ABLE TO COPE WITH FREQUENT USE AND A ROLLED CRUSHED STONE SURFACE WITH EDGE CONTAINMENT A MINIMUM STANDARD.	MASTERPLAN DOCUMENT SETS OUT PROPOSALS FOR CONNECTIVITY TO EXISTING CYCLE INFRASTRUCTURE. MATTER OF OFF-SITE CYCLEWAY IMPROVEMENTS WOULD BE FOR AGREEMENT WITH ECC HIGHWAYS AT DETAILED DESIGN/APPLICATION STAGE	N/A
109		ACCESS ROAD [SHOWN AT 'HEDGEROW CORRIDORS'] NEEDS TO BE RECONSIDERED. IT NEEDS TO ACCOMMODATE DIFFERENT VEHICLES FOR EXAMPLE BUSES OR MINI BUSES TO SUPPORT EXISTING AND POTENTIAL FUTURE EDUCATIONAL USE OF SANDFORD MILL [AND THE COUNTRY PARK], WHILST ALSO BEING MINDFUL OF EXISTING AND FUTURE RESIDENTS.	AS PER ANALYSIS CARRIED OUT BY STANTEC, AND AS CONFIRMED BY THE DESIGN REVIEW PANEL, CURRENT PROPOSALS ARE APPROPRIATE TO ACCOMMODATE ACCESS TO THE COUNTRY PARK.	SECTION 5.6 HEDGEROW CORRIDORS

110		CONCERNS THAT THE COUNTY PARK SHOULD NOT BECOME A ONE-STOP DESTINATION FOR HORSE RIDING [INCLUDING PARKING AND ACCESS WITH HORSE BOXES] BOTH FROM A MIXED USE POINT OF VIEW AND THAT THE COUNTRY PARK IS IN EFFECT A CLOSE LOOP FOR HORSE-RIDING AS THERE ARE NO REALISTIC OR MEANINGFUL CONNECTIONS TO BRIDLEWAYS BEYOND TO THE WEST, AND NORTH. LOCAL INFORMAL HORSE-RIDING ACCESS CAN BE ACCOMMODATED BUT SPECIALLY DESIGNATED BRIDLEWAYS WOULD NOT BE APPROPRIATE.	NOTED. THE ISSUE OF EQUESTRIAN ACCESS WILL BE GIVEN FURTHER CONSIDERATION AT DETAILED DESIGN STAGE.	N/A
111	LANDSCAPING AND ECOLOGY PLANNING TREES,	GENERAL ECOLOGY SECTION 3.7, PG40-41 - WATER VOLES HAVE BEEN RECORDED IN THE WIDER LANDSCAPE AT WATER COURSE 3 BY THE ESSEX WILDLIFE TRUST - THIS SHOULD BE ACKNOWLEDGED.	THIS WILL BE REVIEWED BY THE ECOLOGIST AS PART OF THE PLANNING APPLICATION.	SECTION 3.7
112		MORE RECOGNITION SHOULD BE GIVEN TO BIODIVERSITY NET GAIN, AIMING FOR A MINIMUM 10% INCREASE - THE RESIDENTIAL SITE SHOULD BE ABLE TO DELIVER THIS WITHOUT THE NEED TO RELY ON THE COUNTRY PARK LAND. THE MASTERPLAN SHOULD MENTION USING THE DEFRA 3.0 METRIC TO PROVIDE THIS ASSESSMENT AND IT WOULD BE HELPFUL IF HIGH LEVEL ACHIEVABLE GAINS ARE SHOWN.	THIS WILL BE REVIEWED BY THE ECOLOGIST AS PART OF THE PLANNING APPLICATION.	SECTION 3.7
113		UNDER OPPORTUNITIES, PROVISION OF SPECIES RICH-GRASSLAND IS UNCLEAR. IT WOULD BE BETTER TO INCLUDE "CREATE NEW AND ENHANCE EXISTING HABITATS THAT PROVIDE OPPORTUNITIES FOR STRONG CONNECTIVITY AND MOVEMENT ACROSS THE LANDSCAPE".	THIS IS A GENERAL PRINCIPLE THAT IS EMBODIED WITHIN THE MASTERPLAN DOCUMENT. THE ESTABLISHMENT OF SPECIES RICH GRASSLAND IS A SPECIFIC MEASURE RECOMMENDED BY THE ECOLOGIST. DISAGREE THAT THERE IS ANY LACK OF CLARITY.	SECTION 3.7
114		IT WOULD BE HELPFUL TO HAVE SOME TEXT ON THE PLANS FOR THE EXISTING POND. THIS IS QUITE SECLUDED PRESENTLY AND LOOKS TO BE CELEBRATED IN THE SECTIONS SEEMINGLY THROUGH ENHANCEMENT/RESTORATION.	THERE ARE NO SPECIFIC PLANS IN PLACE FOR THE POND AT THIS STAGE OTHER THAN THAT IT WILL BE POSITIVELY INCORPORATED INTO THE LANDSCAPE SCHEME. FURTHER DETAILS WILL BE PROVIDED AT DETAILED DESIGN STAGE.	SECTION 3.7
115		DESIGN FRAMEWORK - THIS SHOULD RECOGNISE THE NEED FOR 3 TREES TO BE PLANTED PER NEW DWELLING TO MEET THE COUNCILS' TREE PLANTING INITIATIVE UNDERPINNED BY THE CLIMATE AND ECOLOGICAL EMERGENCY PLAN.	SECTION 5.11 STATES THAT EXTENSIVE NATIVE PLANTING WILL BE PROVIDED. MASTERPLAN DOCUMENT UPDATED TO REFER TO BEING IN ACCORDANCE WITH THIS GUIDANCE.	SECTION 5.12
116		MALDON ROAD CORRIDOR SHOULD LOOK TO CREATE A TREESCAPE ALONG THE RIDGE LINE THAT CREATES A BACKDROP TO THE DEVELOPMENT WHEN LOOKING UP FROM THE VALLEY FLOOR. SOME TREES COULD BE PLANTED IMMEDIATELY ADJACENT TO THE EXISTING HEDGE. APPEARS TO BE A PINCH POINT ON THE WESTERN ASPECT, PG 91 AT PARCELS 2I AND 2H WHICH IS WILL REQUIRE AMENDING.	THE MASTERPLAN DOCUMENT SHOWS NUMEROUS TREES ALONG THIS EDGE. HOWEVER THERE IS A BALANCE WITH MAINTAINING/ENHANCING THE EXISTING HEDGEROW AND PROVIDING A STRONG LINK IN SETTLEMENT TERMS WITH THE EXISTING SETTLEMENT EDGE. THIS IS ALSO A KEY PEDESTRIAN/CYCLE ROUTE WHICH WILL NEED POSITIVE SURVEILLANCE AND A GOOD AMOUNT OF OPENNESS FOR SAFETY. IT IS A MATTER FOR DETAILED DESIGN TO BALANCE REQUIREMENTS OF HIGHWAY DESIGN/LIGHTING WITH LANDSCAPING PROPOSALS.	SECTION 5.6 MALDON ROAD CORRIDOR

117	PLANNING LISTED BUILDINGS & CONSERVATION	VARIOUS EXAMPLES OF LOCAL BUILT FORM ARE ANALYSED. IT WOULD BE USEFUL TO HAVE ADDITIONAL EXAMPLES OF OTHER DEVELOPMENTS WHICH HAVE SIMILAR CHARACTERISTICS TO THIS SITE; THE TOPOGRAPHY AND LANDSCAPE SETTING, TO HELP INFORM THE DEVELOPMENT CONCEPT.	NO SUITABLE EXAMPLES HAVE BEEN IDENTIFIED. THE PROPOSED DEVELOPMENT IS INFORMED BY ITS CONTEXT, BUT IS ALSO AN EXAMPLE TO ESTABLISH A UNIQUE AND HIGH QUALITY SENSE OF PLACE. ANALYSIS OF OTHER MORE DISTANT SITES IS UNLIKELY TO ALTER THE MASTERPLAN DOCUMENT PROPOSALS.	N/A
118		THE DEVELOPMENT FRAMEWORK DEVELOPMENT OPPORTUNITIES SHOULD REFLECT THE HERITAGE CONSTRAINTS/OPPORTUNITIES AND KEY VIEWS TO ENSURE THEY ARE REALISED WITH THE MASTERPLAN. THE KEY VIEW OF HERITAGE VIEWS SHOULD BE PLOTTED, INCLUDING THOSE TO ST MARYS CATHEDRAL AND ST JOHNS CHURCH. THE SENSITIVE HERITAGE SETTINGS SHOULD BE DEFINED AND THE VIEWS CORRIDORS IDENTIFIED.	THE PROPOSED DEVELOPMENT INCLUDES A SIGNIFICANT AREA OF OPEN SPACE IN THE GATEWAY PARK WHERE VIEWS TOWARDS ST MARY'S CATHEDRAL WILL BE PROVIDED (FROM VANTAGE POINTS NOT CURRENTLY PUBLICLY ACCESSIBLE. THERE ARE LIMITED ISOLATED, DISTANT VIEWS OF ST JOHNS CHURCH WITH PYLONS AND OVERHEAD LINES INTERVENING FROM THE SITE. POTENTIAL SENSITIVITY OF ST JOHN'S CHURCH WAS REVIEWED IN THE INITIAL BUILT HERITAGE STATEMENT PREPARED IN 2018; THIS ESTABLISHED THAT THE SITE DID NOT CONTRIBUTE APPRECIABLY TO THE HERITAGE SIGNIFICANCE OF THE CHURCH OR ITS SETTING. THERE ARE MORE OPEN VIEWS OF THE CHURCH FROM SITE 3D HOWEVER, THERE DO NOT APPEAR TO BE PROPOSED AS VIEWING CORRIDORS IN THE ADOPTED REDROW MASTERPLAN. PROPOSED 2.5 STOREY HOUSES SHOWN ON THE REDROW SITE ARE LIKELY TO SCREEN VIEWS OF THE CHURCH IN ANY CASE. IT IS THEREFORE NOT CONSIDERED NECESSARY OR APPROPRIATE TO ESTABLISH VIEWING CORRIDORS TO ST JOHNS CHURCH WITHIN THE PROPOSED DEVELOPMENT.	SECTION 4.1
119		THE GREEN EDGE TO MALDON ROAD IS IMPORTANT TO MAINTAINING A TREED RIDGELINE; THERE NEEDS TO BE SUFFICIENT SPACE TO ALLOW LARGE STANDARD TREES TO MATURE - AT PRESENT THERE APPEARS TO BE INSUFFICIENT TREE PLANTING.	THE WIDTH OF THIS SPACE (HEDGE TO PROPOSED ROAD) IS TYPICALLY 20M, WHICH IS SUITABLE TO ACCOMMODATE TREE PLANTING.	N/A
120		THE HEIGHT AND DENSITY DEFINED FOR PARCELS 3C, 3E, 3G, 3I AND 4A, 4B AND 4C IS OF CONCERN IN TERMS OF ITS IMPACT ON KEY VIEWS FROM THE RIVER VALLEY.	THIS IS AN ALLOCATED SITE ON THE SLOPES OF THE RIVER VALLEY, WHERE ITS DEVELOPMENT IS INEVITABLY GOING TO AFFECT VIEWS FROM THE VALLEY BOTTOM. CHANGES IN HEIGHT AND DENSITY FROM THAT PROPOSED ARE UNLIKELY TO MATERIALLY CHANGE THE IMPACT ON SUCH VIEWS THE MASTERPLAN SETS OUT RANGES OF DENSITY OF DEVELOPMENT FOR VARIOUS PARCELS, AND SETS OUT AREAS IN WHICH DEVELOPMENT WILL BE RESTRICTED TO 2/2.5/3 STOREY. THE MASTERPLAN'S PROPOSED DEVELOPMENT HEIGHT RESTRICTIONS AND DENSITY RANGERS ARE NOT CONSIDERED TO BE INTRINSICALLY HARMFUL TO ANY KEY VIEWS, AND THE DETAILED DEVELOPMENT OF ANY PARCEL WILL BE DETERMINED THROUGH THE PLANNING APPLICATION.	SECTION 5.10 SECTION 5.11
121		THE DEFINED BUILDING HEIGHT PARAMETERS ARE CONSIDERED EXCESSIVE.	THE DEFINED PARAMETERS ARE SIMILAR TO WHAT IS PROPOSED IN THE ADOPTED REDROW MASTERPLAN. THE MAJORITY OF THE SITE IS 2 STOREY, WITH VERY LIMITED AREAS UP TO 2.5/3 STOREY TO ARTICULATE ROOFLINES AND PROVIDE ARCHITECTURAL INTEREST AND VARIATION. IT SHOULD BE RECOGNISED THAT THE MASTERPLAN PROPOSES NO DEVELOPMENT ABOVE THREE STOREY BE PERMITTED. THE MASTERPLAN DOES NOT COMMIT TO	SECTION 5.11

			PROVISION OF ANY SPECIFIC HEIGHT OF DEVELOPMENT WITHIN ANY LOCATION, BUT RATHER SUGGESTS WHERE DEVELOPMENT WILL BE LIMITED TO 2/2.5/3 STOREY. THE PRECISE HEIGHT OF ANY DEVELOPMENT WOULD BE DETERMINED THROUGH THE PLANNING APPLICATION.	
122		DEVELOPMENT FOR THE '3' PARCELS SHOULD BE LIMITED TO 2 STOREY.	<p>THERE IS VERY LIMITED USE OF 2.5-3 STOREY BUILDINGS IN THIS AREA, AND HAVE BEEN PROPOSED TO ARTICULATE A VARIED ROOFLINE AND PROVIDE GATEWAYS, MARKER BUILDINGS.</p> <p>THE MASTERPLAN DOES NOT COMMIT TO PROVISION OF ANY SPECIFIC HEIGHT OF DEVELOPMENT WITHIN ANY LOCATION, BUT RATHER SUGGESTS WHERE DEVELOPMENT WILL BE LIMITED TO 2/2.5/3 STOREY. THE PRECISE HEIGHT OF ANY DEVELOPMENT WOULD BE DETERMINED THROUGH THE PLANNING APPLICATION</p>	SECTION 5.11
123		THE '4' PARCELS ARE IN A SENSITIVE AREA ON THE HIGHEST GROUND. IF ANY DEVELOPMENT HERE IS FEASIBLE IT SHOULD INCLUDE A LANDSCAPE CORRIDOR FRAMING VIEWS TOWARDS ST MARYS CATHEDRAL AND ST JOHNS CHURCH ON DANBURY HILL AND BE LIMITED TO SINGLE STOREY CUT INTO THE HILLSIDE WITH GREEN ROOFS.	<p>THE PROPOSED DEVELOPMENT INCLUDES A SIGNIFICANT AREA OF OPEN SPACE IN THE GATEWAY PARK WHERE VIEWS TOWARDS ST MARY'S CATHEDRAL WILL BE PROVIDED (FROM VANTAGE POINTS NOT CURRENTLY PUBLICLY ACCESSIBLE. THERE ARE LIMITED ISOLATED, DISTANT VIEWS OF ST JOHNS CHURCH WITH PYLONS AND OVERHEAD LINES INTERVENING FROM THE SITE. THE SENSITIVITY OF THE CHURCH WAS CONSIDERED IN THE BUILT HERITAGE STATEMENT PREPARED IN 2018, AND THIS ESTABLISHED THAT THE SITE DID NOT CONTRIBUTE APPRECIABLY TO THE HERITAGE SIGNIFICANCE OF THE CHURCH OR ITS SETTING. THERE ARE MORE OPEN VIEWS OF THE CHURCH FROM SITE 3D HOWEVER, THERE DO NOT APPEAR TO BE VIEWING CORRIDORS IN THE ADOPTED REDROW MASTERPLAN. PROPOSED 2.5 STOREY HOUSES SHOWN ON THE REDROW SITE ARE LIKELY TO SCREEN VIEWS OF THE CHURCH IN ANY CASE.</p> <p>IT IS THEREFORE NOT CONSIDERED NECESSARY OR APPROPRIATE TO ESTABLISH VIEWING CORRIDORS TO ST JOHNS CHURCH WITHIN THE PROPOSED DEVELOPMENT.</p>	N/A
124		PROPOSALS GENERALLY DO NOT FULLY TAKE ACCOUNT OF THE TOPOGRAPHY AND THE OPPORTUNITY THIS PRESENTS FOR A CHARACTERFUL DEVELOPMENT AND AN INTERESTING ROOFSCAPE.	<p>STRONGLY DISAGREE. THE TOPOGRAPHY HAS BEEN A MAJOR CONSIDERATION THROUGHOUT, AND VARIOUS DESIGN FEATURES HAVE BEEN ESTABLISHED TO PROVIDE A VARIED INTERESTING ROOFSCAPE INCLUDING:</p> <ul style="list-style-type: none"> • ALIGNMENT OF PRIMARY ROAD • PUSH AND PULL PRINCIPLES • TREE LINED MALDON ROAD BUFFER • LIMITED USE OF 2.3-3 STOREY BUILDINGS • INCLUSION OF CENTRAL GREEN FINGER PROVIDING VISUAL LINKAGE FROM THE ARCHAEOLOGICAL SITE OF THE BRONZE AGE RINGFORT TO THE VALLEY 	N/A
125	ESSEX BRIDLEWAYS ASSOCIATION	OBJECT TO THE LACK OF ACCESS OPPORTUNITIES FOR HORSE RIDERS WITHIN THE NEW COUNTRY PARK.	THERE ARE NO EXISTING BRIDLEWAYS AND NO PROPOSED BRIDLEWAYS WITHIN THE REDROW DEVELOPMENT WHICH PROVIDE CONNECTION TO THIS SITE AND AS SUCH THEIR DEVELOPMENT CANNOT PROVIDE BRIDLEWAYS WHICH CONNECT INTO EXISTING INFRASTRUCTURE. CCC PARKS AND GREEN SPACES HAVE EXPRESSED CONCERNS WITH THE PROVISION OF AN EQUESTRIAN FACILITY AT THE COUNTRY PARK. TEXT ADDED TO SECTION 5.1, COUNTRY	N/A
126		NCN1 LINKS WITH THE EXISTING SANDFORD MILL ROAD AND WILL BE ACCESSIBLE TO ALL USERS TO THE NEW COUNTRY PARK.		N/A
127		NPPF PROMOTES ACCESS TO OPEN SPACES AND OPPORTUNITIES FOR SPORT AND PHYSICAL		N/A

		ACTIVITY - HORSE RIDING CONTRIBUTES TO HEALTH AND WELLBEING.	PARK ACCESS, TO EXPLAIN CONSIDERATION WILL BE GIVEN TO NON-VEHICULAR ACCESS TO EQUESTRIANS WITHIN THE COUNTRY PARK; AND THAT THIS WILL BE EXPLORED FURTHER IN CONSULTATION WITH CHELMSFORD CITY COUNCIL DURING THE PLANNING APPLICATION STAGE.	
128		LACK OF HORSE RIDING PROVISION IS IN CONFLICT WITH CCC'S GREEN INFRASTRUCTURE STRATEGY.		N/A
129		A CIRCULAR PERIMETER ROUTE WITH A CONNECTING PATH HALF WAY ACROSS IN THE COUNTRY PARK WOULD BE APPROPRIATE.		N/A
130	ESSEX QUALITY REVIEW PANEL	CONCERNS REGARDING CYCLING OPTION 1 - SEVERAL CROSSINGS ALONGSIDE A BUSY JUNCTION. CYCLING OPTION 4 IS A WELCOMED OPTION - A WELL-DESIGNED ROUTE THAT IS LARGELY OFF-ROAD; WITH ONLY SOME AREAS OF CONCERN ON THE EXISTING BRIDGE. POINTS OF PEDESTRIAN AND CYCLE PERMEABILITY: • VISIBLE PARKING TOWARDS THE ENTRANCE DOES NOT HELP PROMOTE CYCLING AND WALKING WITHIN THE SITE. • PARKING SHOULD BE DESIGNED INTO THE LANDSCAPING	COMMENTS NOTED. DETAILED MATTERS WILL BE CONSIDERED AT THE PRE-APPLICATION AND APPLICATION STAGES.	SECTION 5.1 AND SECTION 5.2
131		RECOMMEND THAT A SINGLE BUILDER/CONTRACTOR COMPLETE THE SITE CONSTRUCTION WORKS IN ONE PHASE TO ENSURE THAT THE DESIGN IS BROUGHT TOGETHER AS ONE, RATHER THAN IN SEPARATE PHASES OVER AN ELONGATED PERIOD	COMMENTS NOTED. THE SITE IS PROPOSED FOR DEVELOPMENT BY A SINGLE DEVELOPER.	N/A
132		CURRENT TREE PLANTING STRATEGY APPEARS TOO RESTRICTED, AND THE PANEL RECOMMENDS THAT THE PLANTING OF TREES SHOULD JOIN UP WITH THE OLD WOODS AS WELL AS WELCOMING THE ADDITION OF HEDGES, BRINGING THE HISTORIC HEDGE LINES OF THE AREA BACK TO LIFE.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
133		GREEN SPACES IN THE SITE SHOULD BE SAFEGUARDED WHICH COULD BE ACHIEVED BY DESIGN CODES/PARAMETER PLANS THAT PROHIBIT BUILDING IN THESE SPACES. BUILDINGS SHOULD BE DESIGNED IN CONJUNCTION WITH THE LANDSCAPE. RECOMMEND A MATERIAL PALLET IS SET OUT IN THE EARLY DESIGN STAGES TO ENSURE THAT MORE NATURAL MATERIALS ARE USED TO FIT INTO THE LANDSCAPE.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
134		BUILDINGS SHOULD BE DESIGNED IN CONJUNCTION WITH THE LANDSCAPE. RECOMMEND A MATERIAL PALLET IS SET OUT IN THE EARLY DESIGN STAGES TO ENSURE THAT MORE NATURAL MATERIALS ARE USED TO FIT INTO THE LANDSCAPE	THESE ARE MATTERS OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
135		CONCERNS ON WHAT QUALITY OF HOUSING WILL BE IMPLEMENTED AND WHETHER IT WILL LINK WITH THE LANDSCAPE ACROSS THE SITE.	HOUSING WILL BE OF A HIGH QUALITY, AND THIS WILL BE ADDRESSED AT THE PLANNING APPLICATION STAGE.	N/A
136		CONSIDERS THE PROJECT COULD ACHIEVE LIVWELL DEVELOPMENT ACCREDITATION AND THIS SHOULD BE EXPLORED.	COMMENT NOTED.	N/A
137		SUGGEST THE GREEN SPACE COULD BE FURTHER DEVELOPED IN PLACES FOR COMMUNITY USES SUCH AS ALLOTMENTS, COMMUNITY FOOD	DETAILED MATTERS WILL BE CONSIDERED AT THE PRE-APPLICATION AND APPLICATION STAGES.	N/A

		PROJECTS ETC. TO MAKE THE AREA MORE SELF-SUSTAINING AND INTEGRATE THE GREEN SPACES		
138		- CONCERN THAT SCHEME IS DESIGNED FOR THE YOUNGER GENERATION BUT IS MOST LIKELY TO BE OCCUPIED BY AN OLDER GENERATION. SUGGEST PUBLIC REALM, SUCH AS STREET FURNITURE, DEGREE OF SLOPES AND STEPS ETC. TAKE ACCOUNT OF OLDER GENERATION.	THE DEVELOPMENT HAS BEEN DESIGNED TO MEET THE NEEDS OF ALL MEMBERS OF THE COMMUNITY. MATTERS OF DETAIL, SUCH AS STREET FURNITURE, STEPS, ETC. WILL BE DETERMINED THROUGH THE PRE-APPLICATION AND APPLICATION STAGES.	N/A
139		CONCERNS ON NOISE POLLUTION FOR PARCELS THAT ARE CLOSE TO ROADS. TREES ARE A POOR BUFFERS FOR SOUND AND THE ADDITION OF WILLOW WALLS OR SOIL WALLS MAY WORK BETTER.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
140		DEVELOPMENT SHOULD BE DESIGNED FOR FLEXIBLE LIVING INCLUDING WORKING FROM HOME.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED AT THE PLANNING APPLICATION STAGE.	N/A
141		THE ADDITION OF COMMUNITY BUILDINGS SUCH AS A VILLAGE HALL, HOMEWORK CLUB OR ACTIVITY SPACE WILL HELP THE COMMUNITY FEEL FURTHER CONNECTED AND REDUCE THE NEED FOR RESIDENTS TO TRAVEL FURTHER AFIELD TO ACCESS THESE FACILITIES.	AS PER ADOPTED POLICY OF THE LOCAL PLAN, THE DEVELOPMENT ENSURES THAT SANDFORD MILL WILL BE FAR MORE ACCESSIBLE TO THE PUBLIC IN THE FUTURE THAN IT CURRENTLY IS, PROVIDING A POTENTIAL COMMUNITY SPACE. ADDITIONAL COMMUNITY BUILDINGS ARE NOT CONSIDERED NECESSARY WITHIN THE SITE, OR NECESSARILY DESIRABLE GIVEN THE RELATIVELY LIMITED NUMBER OF HOMES PROPOSED AND EXISTING COMMUNITY FACILITIES WITHIN THE VICINITY.	N/A
142		WOULD ENCOURAGE THE DESIGN TEAM TO CONSIDER ACHIEVING NET ZERO CARBON ACROSS THE SITE, WITH RENEWABLE ENERGY TARGETS BEING SET OUT FROM THE OUTSET OF THE DESIGN PROPOSALS AND HOUSING DESIGN INCLUDING SUSTAINABLE ARCHITECTURAL FEATURES.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED AT THE PLANNING APPLICATION STAGE.	N/A
143		RECOMMENDED INFORMATION IS PROVIDED AS TO HOW THE BUILDINGS ARE TO GET SOLAR ENERGY DURING WINTER WEATHER CONDITIONS, AS DWELLINGS ARE ORIENTATED EAST TO WEST.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED AT THE PLANNING APPLICATION STAGE.	N/A
144		QUESTION WHO WILL MAINTAIN STEWARDSHIP OF THE LOCAL AREA AFTER COMPLETION.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH AT THE PLANNING APPLICATION STAGE.	N/A
145	NEIGHBOUR RESPONSES	OBJECT TO NUMBER OF NEW HOMES PROPOSED – IT SHOULD REMAIN AT 250 HOMES.	THE ADOPTED CHELMSFORD LOCAL PLAN (WHICH SETS OUT THE POLICY FOR THE DEVELOPMENT OF THIS SITE) IS CLEAR THAT THE PRECISE NUMBERS SHOULD BE DETERMINED BY THE MASTERPLANNING PROCESS. THE LOCAL PLAN STATES: <i>"THIS SITE POLICY STATES THAT AROUND 250 HOMES IS AN APPROPRIATE NUMBER OF HOMES FOR THIS SITE. HOWEVER, THIS NUMBER OF HOMES IS BASED UPON THE COUNCIL'S INITIAL AND PRECAUTIONARY ASSESSMENT OF THE HERITAGE, LANDSCAPE AND UTILITY CONSTRAINTS WHICH HAS BEEN UNDERTAKEN AHEAD OF THE DETAILED MASTERPLANNING PROCESS. THE MASTERPLANNING PROCESS WILL DETERMINE THE FINAL NUMBER OF NEW HOMES, WHICH COULD BE IN EXCESS OF 250 HOMES, WHILST ENSURING THAT THE OVERALL OBJECTIVES OF THE SITE POLICY ARE NOT COMPROMISED".</i> THE MASTERPLAN DOCUMENT ESTABLISHES THAT THE SITE HAS CAPACITY FOR OVER 250 HOMES.	SECTION 6 FIGURE 31
146		QUESTION WHETHER THE FOOTPATH NORTH OF MALDON ROAD WILL BE WIDENED – IT SHOULD BE FOR CHILDREN COMING TO CATCH BUSES.	THE PROPOSED FOOTPATH WITHIN THE SITE WHICH RUNS EAST-WEST, NORTH OF MALDON ROAD IS A 3M+2M SEGREGATED CYCLEWAY/FOOTWAY, WHICH PROVIDED AMPLE ROOM FOR PEDESTRIAN AND CYCLISTS.	FIGURE 20

147	MASTERPLAN SHOULD SHOW THE PARK AND RIDE AND THE FOOTPATH/CYCLE LINKS TO IT.	WIDER ACCESS/MOVEMENT ADDED TO THE MASTERPLAN PLAN TO SHOW THIS.	SECTION 5.2
148	<p>CONCERN REGARDING WIDER IMPACT ON HIGHWAY NETWORK.</p> <p>DEVELOPMENT WILL INCREASE POLLUTION AT PEAK TIMES.</p> <p>TRAFFIC ALONG MALDON ROAD, LOCAL ROADS AND THE WIDER AREA INCLUDING THE GREAT BADDOW BYPASS AND THE ARMY AND NAVY IS ALREADY CONGESTED. THIS WILL MAKE IT WORSE.</p> <p>BRADWELL B POWER STATION COULD FURTHER IMPACT ON EXISTING TRAFFIC AND CONGESTION.</p> <p>DEVELOPMENT SHOULD NOT BE BUILT UNTIL IMPROVEMENTS TO THE ARMY AND NAVY ARE COMPLETE.</p> <p>TRAFFIC ASSESSMENTS SHOULD BE UNDERTAKEN TO UNDERSTAND THE IMPACT OF THE DEVELOPMENT SINCE THE REMOVAL OF THE FLYOVER AND CONSTRUCTION OF BRADWELL B.</p>	THE SITE IS ALLOCATED FOR DEVELOPMENT IN THE ADOPTED LOCAL PLAN, WHICH CONSIDERED THE CUMULATIVE IMPACT OF TRAFFIC FROM PROPOSED GROWTH. TRANSPORT ASSESSMENT WORK HAS BEEN UNDERTAKEN WHICH DEMONSTRATES ADDITIONAL VEHICULAR TRAFFIC GENERATED BY THE DEVELOPMENT CAN BE ACCOMMODATED IN THE EXISTING HIGHWAY NETWORK, EVEN IN A SCENARIO IN WHICH FUTURE RESIDENTS DO NOT TAKE UP OPPORTUNITIES FOR USE OF ALTERNATIVES TO THE CAR.	N/A
149	DEVELOPMENT WILL INCREASE POLLUTION AT PEAK TIMES.	THE PRINCIPLE OF DEVELOPMENT HAS ALREADY BEEN ESTABLISHED THROUGH THE CHELMSFORD LOCAL PLAN.	N/A
150	SUITABLE RESIDENT AND VISITOR CAR PARKING IS NEEDED TO PREVENT ON STREET PARKING.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
151	FLAT ON THE JUNCTION OF THE A414 WITH ESSEX REGIMENT WAY IS DANGEROUS FOR TRAFFIC SIGHT LINES.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
152	<p>DEVELOPMENT SHOULD NOT COMMENCE PRIOR TO INFRASTRUCTURE WORKS BEING COMPLETE.</p> <p>TRAFFIC DURING THE CONSTRUCTION OF THE EAST CHELMSFORD DEVELOPMENTS AND ARMY AND ARMY WILL BE SIGNIFICANT AND LAST A NUMBER OF YEARS.</p> <p>CONSTRUCTION SHOULD BE PHASED BETWEEN THE HOPKINS AND REDROW DEVELOPMENTS, I.E. SHOULD NOT HAPPEN CONCURRENTLY.</p>	PHASING OF DEVELOPMENT AND CONSTRUCTION MANAGEMENT ARE MATTERS OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
153	CONSTRUCTION TRAFFIC SHOULD BE REQUIRED TO LEAVE TOWARDS DANBURY AND EITHER USE A12 OR A414 FOR THEIR ARRIVAL AND ONWARD JOURNEYS.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	N/A
154	DEVELOPMENT WILL IMPACT ON PARK AND RIDE EXPANSION.	THE PRINCIPLE OF DEVELOPMENT HAS ALREADY BEEN ESTABLISHED THROUGH THE CHELMSFORD LOCAL PLAN. IT IS NOT CONSIDERED TO IMPACT ON PARK AND RIDE EXPANSION.	N/A
155	CONCERN THE TWO ROUNDABOUTS ARE POSITIONED CLOSE TOGETHER AND IN CLOSE PROXIMITY TO THE PARK AND RIDE JUNCTION AND THE A12 ROUNDABOUT.	PROPOSALS HAVE BEEN FORMULATED HAVING REGARD TO TECHNICAL HIGHWAY ADVICE. DETAILED ASPECTS OF THE PROPOSED VEHICULAR ACCESS WILL BE DETERMINED THROUGH A SEPARATE PLANNING APPLICATION. STANTEC ARE COMMISSIONED IN A JOINT APPLICATION FOR THE 5	N/A

			ARM ROUNDABOUT, WHICH INCLUDES PEDESTRIAN AND CYCLE INTERCONNECTIVITY BETWEEN THE TWO SITES.	
156		<p>TO ACCOMMODATE PEDESTRIAN TRAFFIC FROM SITE TO THE SCHOOLS, SHOPS AND DOCTORS, TRAFFIC LIGHT CONTROLLED PELICAN CROSSING POINTS WILL BE ESSENTIAL IDEALLY REPLACING THE TWO EXISTING ISLANDS SHOWN IN FIG.17.</p> <p>REDUCING THE SPEED LIMIT TO 20MPH FROM THE FIRST (EASTERNMOST) NEW ROUNDABOUT WOULD FURTHER IMPROVE SAFETY ON MALDON ROAD.</p> <p>SEGREGATED CYCLE ROUTE FROM THE PROPOSED TOUCAN CROSSING ON MALDON ROAD TO AT LEAST AS FAR AS LONGMEAD AVENUE.</p> <p>A FULLY SEGREGATED CYCLE ROUTE STARTING ON NORTHERN SIDE OF ESSEX YEOMANRY WAY, LINKING TO NEW ARMY & NAVY SCHEME.</p>	<p>THE MASTERPLAN PROPOSES A RANGE OF PEDESTRIAN AND CYCLING INFRASTRUCTURE ENHANCEMENTS, INCLUDING THOSE WHICH INTEGRATE WITH THE EXISTING NETWORK.</p> <p>DETAILS OF THESE, AS WELL AS ANY OTHER TRAFFIC CALMING MEASURES, WILL BE DETERMINED THROUGH THE PLANNING APPLICATION PROCESS IN CONSULTATION WITH STAKEHOLDERS.</p>	FIGURES 19 AND 20
157		PROVISION SHOULD BE MADE FOR BRIDLEWAY LINKS TO AND THROUGH THE COUNTRY PARK – SAFE OFF ROAD ROUTES ARE NEEDED FOR RIDERS.	THERE ARE NO EXISTING BRIDLEWAYS AND NO PROPOSED BRIDLEWAYS WITHIN THE REDROW DEVELOPMENT WHICH PROVIDE CONNECTION TO THIS SITE AND AS SUCH THEIR DEVELOPMENT CANNOT PROVIDE BRIDLEWAYS WHICH CONNECT INTO EXISTING INFRASTRUCTURE. CCC PARKS AND GREEN SPACES HAVE EXPRESSED CONCERNS WITH THE PROVISION OF AN EQUESTRIAN FACILITY AT THE COUNTRY PARK. TEXT ADDED TO SECTION 5.1, COUNTRY PARK ACCESS, TO EXPLAIN CONSIDERATION WILL BE GIVEN TO NON-VEHICULAR ACCESS TO EQUESTRIANS WITHIN THE COUNTRY PARK; AND THAT THIS WILL BE EXPLORED FURTHER IN CONSULTATION WITH CHELMSFORD CITY COUNCIL DURING THE PLANNING APPLICATION STAGE	N/A
158		<p>CYCLE ROUTE CONNECTING INTO NCN1 IS NOT SAFE AS A MAIN ACCESS POINT INTO CHELMSFORD – A NEW ROUTE MUST BE FOUND.</p> <p>CYCLE OPTION 1 IS NOT SAFE AND APPEALING – AN OFF ROAD ROUTE SHOULD BE PROVIDED.</p> <p>DISAGREE THAT MEADGATE AVENUE IS A 'QUIET RESIDENTIAL ROAD' IN RELATION TO CYCLE OPTION 1.</p>	THE PROPOSED DEVELOPMENT IS PROVIDING A RANGE OF CONNECTIONS, INCLUDING WEST TO THE GREAT BADDOW TO CITY CENTRE CYCLE ROUTE, EAST TO THE NATIONAL CYCLE NETWORK ROUTE 1, AND NORTH-EAST TO THE SANDFORD MILL. THE SCHEME WOULD BE CRITICISED IF IT DID NOT CONNECT TO THESE ESTABLISHED DESIGNATED ROUTES.	SECTION 4.2 FIGURE 18 SECTION 5.2 FIGURES 20-24
159		CYCLING AND WALKING ROUTE TO AND FROM THE CITY CENTRE (AS STATED IN THE MASTERPLAN) ARE NOT SHOWN.	A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN.	SECTION 5.2
160		CYCLE ROUTES ARE NOT APPARENT ON THE PLAN	MASTERPLAN UPDATED TO SEEK TO MAKE THESE CLEAR.	FIGURES 19 AND 20
161		MASTERPLAN DOES NOT MENTION ENSURING PRIORITY TO PEDESTRIANS AND CYCLES – SHOULD BE INCLUDED IN SECTION 5.2.	THE MASTERPLAN SETS OUT THE IMPORTANCE OF CYCLING AND PEDESTRIAN LINKS AS PART OF THE DEVELOPMENT, AND PROPOSALS AIM TO ADDRESS THIS.	SECTION 5.2
162		SHARED FOOTPATH / CYCLE ROUTES ARE NOT APPROPRIATE – THEY SHOULD BE SEPARATE TO AVOID ACCIDENTS.	SHARED FOOTPATH / CYCLE ROUTES ARE CONSIDERED APPROPRIATE AS PER ESSEX COUNTY COUNCIL GUIDANCE. WHERE CYCLE ROUTES ARE INTENDED AS VERY MUCH AN ALTERNATIVE TO TRAVEL BY CAR, THEN A SEGREGATED ROUTE MAY BE MORE APPROPRIATE. ACCORDINGLY, THE MASTERPLAN PROPOSES BOTH SEGREGATED AND SHARED ROUTES. DETAILS CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	SECTION 5.2 FIGURES 19 AND 20

163	EAST-WEST CYCLE LINK COULD BE DESIGNED AS A RAISED TABLE.	THIS IS A MATTER OF DETAIL THAT CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	SECTION 5.2 FIGURES 19 AND 20
164	FOOTBRIDGE OVER THE RIVER CHELMER ON THE NCN1 SHOULD BE REPLACED BY A MORE SUITABLE CYCLING AND WALKING BRIDGE.	THIS IS A MATTER OF DETAIL THAT CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	SECTION 5.2 FIGURES 19 AND 20
165	MEASURES SHOULD BE TAKEN TO ENSURE CYCLE ROUTES IN THE DEVELOPMENT AND COUNTRY PARK ARE NOT OBSTRUCTED BY PARKED CARS.	THIS IS A MATTER OF DETAIL THAT CAN BE ADDRESSED THROUGH THE PLANNING APPLICATION.	SECTION 5.2 FIGURES 19 AND 20
166	PAGES 68-69 SHOW CYCLE/PEDESTRIAN PRIORITY ACROSS THE ROADS THAT CROSS THE PARK BUT THIS IS NOT TRANSFERRED TO THE ILLUSTRATIVE LANDSCAPE PLAN.	THE ILLUSTRATIVE LANDSCAPE PLAN IS NOT INTENDED TO SHOW THIS LEVEL OF DETAIL.	SECTION 5.7 FIGURE 26
167	PAGE 77 SHOWS PRIORITY TO VEHICLES - PRIORITY SHOULD BE GIVEN TO THE SHARED CYCLE/PEDESTRIAN PATH ADJACENT TO THE PRIMARY LOOP ROAD.	IMAGES ON PAGE 77 ARE NOT INTENDED TO SUGGEST PRIORITY TO VEHICLES.	WESTERN FINGER
168	CYCLE OPTION 5 IS TOO QUICKLY DISMISSED - NOT CONVINCED THE WEAKNESSES AND CONSTRAINTS ARE SIGNIFICANT. IT WOULD FUTURE-PROOF CYCLING PROVISION IN THE EVENT A DIRECT LINK TO THE ARMY AND NAVY ALONG THE NORTHERN SIDE OF THE BYPASS IS TO BE DELIVERED.	NOTED. CYCLE ROUTES ARE PROPOSED WITHIN THE SITE THAT WOULD ASSIST IN DELIVERING OPTION 5. TO FULLY IMPLEMENT OPTION 5 WOULD REQUIRE ACTION BEYOND THE MASTERPLAN AREA. THIS CAN BE CONSIDERED FURTHER THROUGH THE PLANNING APPLICATION.	SECTION 5.2
169	MASTERPLAN SHOULD COMMIT TO CONTRIBUTE TO A 20MPH SPEED LIMIT AND TRAFFIC CALMING ON MEADGATE AVENUE AND LONGMEAD, TO ENHANCE THE SUITABILITY OF CYCLE ROUTE OPTION 1.	THIS IS A MATTER OF DETAIL THAT CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	N/A
170	DEVELOPMENT APPEARS TO BE CUT OFF FROM ANY OF THE EXISTING, ALBEIT POOR, WALKING AND CYCLING ROUTES INTO THE CITY.	THE MASTERPLAN PROPOSED NEW PEDESTRIAN AND CYCLE ROUTES THAT CAN INTEGRATE WITH EXISTING ROUTES / POTENTIAL FUTURE ROUTES. A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN.	SECTION 5.2 FIGURES 19 AND 20
171	SAFE AND CONVENIENT CYCLING AND WALKING ROUTES TO THE LOCAL SCHOOLS SHOULD BE INCLUDED IN THE PLAN.	A WIDER MOVEMENT STRATEGY HAS BEEN ADDED TO THE MASTERPLAN.	SECTION 5.2 FIGURES 19 AND 20
172	CONCERN THAT SUDS SCHEME IS LOCATED IN A FLOODPLAIN.	THE SUDS SCHEME IS PROPOSED TO BE LOCATED WITHIN FLOOD ZONE 1 - LAND LEAST AT RISK OF FLOODING FROM TIDAL OR FLUVIAL SOURCES	SECTION 5.8 FIGURES 18 AND 27
173	PARCEL 1 IS LOCATED IN A FLOOD ZONE - MASTERPLAN INCORRECT IN THAT ALL HOUSING IS OUTSIDE OF THE FLOOD ZONE.	ALL RESIDENTIAL DEVELOPMENT IS PROPOSED WITHIN FLOOD ZONE 1 - LAND LEAST AT RISK OF FLOODING FROM TIDAL OR FLUVIAL SOURCES	FIGURES 26 AND 27
174	NEAP AND COUNTRY PARK WILL BE FLOODED ONCE EVERY 12 MONTHS.	THE PRINCIPLE OF THE COUNTRY PARK AND ITS LOCATION HAVE BEEN DETERMINED THROUGH THE CHELMSFORD LOCAL PLAN. IT IS RECOGNISED THAT A SIGNIFICANT ELEMENT OF THE COUNTRY PARK IS LOCATED WITHIN FLOOD ZONE 3. HOWEVER, FLOOD ZONE 3 IS LAND WHICH HAS A 1 IN 100 OR GREATER ANNUAL PROBABILITY OF RIVER FLOODING. THIS DOES NOT MEAN IT WILL FLOOD EVERY YEAR.	FIGURES 26 AND 27
175	EXISTING FLOODING ISSUES IN THE LOCALITY (INCLUDING THE MEADS, SANDFORD MILL COTTAGES AND THE SITE ITSELF) AND DEVELOPMENT WILL EXACERBATE THIS AND CAUSE SURFACE WATER RUN OFF INTO FLOOD PRONE AREAS. HOW WILL THIS BE ADDRESSED/SCEPTICAL EXCESS WATER FROM THE SITES WILL NOT MEET FLOOD WATERS FROM THE RIVER CHELMER.	THIS IS A MATTER OF DETAIL THAT WILL BE ADDRESSED THROUGH THE PLANNING APPLICATION. A DRAINAGE STRATEGY WILL FORM PART OF THE PLANNING APPLICATION. THE PLANNING APPLICATION WILL BE REQUIRED TO DEMONSTRATE THAT THE PROPOSED DEVELOPMENT DOES NOT INCREASE RISK OF FLOODING EITHER ON SITE OR ELSEWHERE. THE LEAD LOCAL FLOOD AUTHORITY AND	SECTION 5.8

		<p>RADICAL CHANGES ARE REQUIRED TO PREVENT WIDESPREAD FLOODING - SUDS MAY NOT BE ADEQUATE.</p> <p>CONCERNS ON RUN OFF POLLUTION INTO THE RIVER CHELMER.</p> <p>NO WORKS SHOULD TAKE PLACE UNTIL A DETAILED SURFACE WATER DRAINAGE SCHEME FOR THE SITES HAS BEEN APPROVED.</p>	<p>ENVIRONMENT AGENCY WILL BE CONSULTED ON THE PLANNING APPLICATION.</p>	
176		<p>EXISTING DOCTOR'S SURGERY AT CAPACITY - IT CANNOT ACCOMMODATE ADDITIONAL PATIENTS AS A RESULT FROM THE DEVELOPMENT.</p> <p>FINANCIAL CONTRIBUTIONS TO HEALTHCARE WILL NOT ADDRESS CAPACITY - EFFECTIVE MEASURES LINKED TO THE DEVELOPMENT ARE NEEDED. LIMITED NUMBER OF DENTISTS - CANNOT ACCOMMODATE DEVELOPMENT.</p> <p>REDROW AND HOPKINS HOMES SHOULD BE JOINTLY RESPONSIBLE FOR PROVIDING ADDITIONAL RESOURCES SUCH AS SURGERIES AND EDUCATION FACILITIES NECESSARY TO SUPPORT THE ADDITIONAL RESIDENTS. DEVELOPMENT COULD INCLUDE NHS PRIMARY CARE FACILITIES.</p> <p>THE HEALTH IMPACT ASSESSMENT SHOULD INCLUDE DISCUSSIONS AND COMMENTS FROM ALL OF LOCAL PRACTICES, THE CHELMSFORD CITY HEALTH PRIMARY CARE NETWORK, PROVIDE AND THE CHELMSFORD HEALTH AND CARE ALLIANCE.</p>	<p>THE PRINCIPLE FOR DEVELOPMENT HAS ALREADY BEEN ESTABLISHED THROUGH THE CHELMSFORD LOCAL PLAN. IMPACT ON INFRASTRUCTURE, AT A STRATEGIC LEVEL, WAS CONSIDERED THROUGH THE LOCAL PLAN PROCESS, AND THE LOCAL PLAN IS SUPPORTED BY AN INFRASTRUCTURE DELIVERY PLAN.</p> <p>THE PLANNING APPLICATION WILL BE ACCOMPANIED BY A HEALTH IMPACT ASSESSMENT.</p> <p>HEALTHCARE PROVIDERS WILL BE CONSULTED ON THE PLANNING APPLICATION, AND WILL ADVISE WHERE INFRASTRUCTURE IMPROVEMENTS ARE REQUIRED.</p> <p>CHELMSFORD CITY COUNCIL HAS A COMMUNITY INFRASTRUCTURE CHARGING LEVY IN PLACE, REQUIRING NEW DEVELOPMENTS TO CONTRIBUTE TOWARDS INFRASTRUCTURE PROVISION ON A PER SQUARE METRE BASIS.</p>	N/A
177		<p>BADDOW HALL INFANTS AND JUNIOR SCHOOL ARE AT CAPACITY/OVERSUBSCRIBED - DEVELOPMENT WILL FURTHER EXACERBATE THIS.</p> <p>THE SANDON SCHOOL IS OVERSUBSCRIBED - DEVELOPMENT WILL FURTHER EXACERBATE THIS.</p>	<p>THE PRINCIPLE FOR DEVELOPMENT HAS ALREADY BEEN ESTABLISHED THROUGH THE CHELMSFORD LOCAL PLAN. IMPACT ON INFRASTRUCTURE, AT A STRATEGIC LEVEL, WAS CONSIDERED THROUGH THE LOCAL PLAN PROCESS, AND THE LOCAL PLAN IS SUPPORTED BY AN INFRASTRUCTURE DELIVERY PLAN.</p> <p>ESSEX COUNTY COUNCIL AS THE LOCAL EDUCATION AUTHORITY WILL BE CONSULTED ON THE PLANNING APPLICATION, AND WILL ADVISE WHERE INFRASTRUCTURE IMPROVEMENTS ARE REQUIRED.</p> <p>CHELMSFORD CITY COUNCIL HAS A COMMUNITY INFRASTRUCTURE CHARGING LEVY IN PLACE, REQUIRING NEW DEVELOPMENTS TO CONTRIBUTE TOWARDS INFRASTRUCTURE PROVISION ON A PER SQUARE METRE BASIS.</p>	N/A
178		<p>DEVELOPMENT WILL COMPLETELY CHANGE THE CHARACTER OF THE AREA INCLUDING GREAT BADDOW.</p> <p>DEVELOPMENT WILL IMPACT ON VIEWS ACROSS THE RIVER VALLEY.</p> <p>TREES SHOULD BE PLANTED ON THE NORTHERN EDGE OF THE SIDE TO OBSCURE THE DEVELOPMENT.</p>	<p>THE PRINCIPLE FOR DEVELOPMENT HAS ALREADY BEEN ESTABLISHED THROUGH THE CHELMSFORD LOCAL PLAN. IMPACT ON INFRASTRUCTURE, AT A STRATEGIC LEVEL, WAS CONSIDERED THROUGH THE LOCAL PLAN PROCESS, AND THE LOCAL PLAN IS SUPPORTED BY AN INFRASTRUCTURE DELIVERY PLAN.</p> <p>IDENTIFICATION AND RETENTION OF KEY VIEWS HAS FORMED AN IMPORTANT PART OF THE MASTERPLAN</p>	N/A

		<p>DEVELOPMENT DOES NOT REFLECT THE CHARACTER OF GREAT BADDOW.</p>	<p>PROCESS, AS DEMONSTRATED IN STEP 4 OF THE DEVELOPMENT OPPORTUNITY (SECTION 4.1). DETAILED DESIGN IS A MATTER FOR THE PLANNING APPLICATION, BUT AS THE MASTERPLAN MAKES CLEAR IT IS INTENDED TO BE OF A HIGH QUALITY WHICH RESPECTS AND ENHANCES THE CHARACTER OF THE AREA.</p>	
179		<p>CONCERNS ON THE IMPACT ON WILDLIFE – THEIR HABITAT SHOULD NOT BE INTERFERED WITH.</p> <p>A NUMBER OF RARE/RED AND AMBER-LIST SPECIES HAVE BEEN SEEN ON SITE. THE DEVELOPMENT WILL IMPACT ON THESE AND HOW WILL THE LOSS OF THEIR HABITATS BE MITIGATED?</p> <p>WHERE WILL WILDLIFE GO DURING TIMES OF FLOODING NOW THE HIGHER GROUND IS BEING DEVELOPED?</p> <p>QUESTION WHICH IMPARTIAL CONSERVATION AGENCIES OR NON-PROFITS WILL BE INVOLVED IN THE DEVELOPMENT.</p> <p>HEDGE ALONG MALDON ROAD NEEDS TO BE RETAINED TO PROTECT THE WILDLIFE. DEVELOPMENT WILL IMPACT ON FARMLAND WILDLIFE.</p> <p>ECOLOGICAL IMPACTS OF THE DEVELOPMENT ARE UNACCEPTABLE INCLUDING IMPACT FROM AIR AND LIGHT POLLUTION.</p> <p>COUNTRY PARK WILL IMPACT ON EXISTING SPECIES AND THEIR HABITATS – THEY REQUIRE FARMLAND, NOT A COUNTRY PARK.</p>	<p>THE MASTERPLAN HAS BEEN AMENDED TO INCLUDE COMMITMENT TO BIODIVERSITY NET GAIN.</p> <p>WORK UNDERTAKEN IN PREPARATION OF THE MASTERPLAN HAS INCLUDED AN ASSESSMENT OF THE CURRENT ECOLOGICAL CONDITIONS ON SITE, AS WELL AS THE POTENTIAL TO ACHIEVE ECOLOGICAL BENEFITS THROUGH THE PROVISION OF A NEW COUNTRY PARK AND HOUSING. THE MASTERPLAN HAS BEEN INFORMED BY DISCUSSIONS WITH THE COUNCIL’S SENIOR NATURAL ENVIRONMENT OFFICER, WHOSE ADVICE HAS HELPED FORMULATE PROPOSALS.</p> <p>IN ADDITION TO THE INITIAL DESKTOP AND PHASE 1 SURVEY, FURTHER ECOLOGICAL ASSESSMENT WORK HAS INCLUDED SPECIFIC SURVEY UNDERTAKEN IN RESPECT OF BATS, BADGERS, OTTERS, WATER VOLES, BIRDS, AND GREAT CRESTED NEWTS.</p> <p>THIS INCLUDED VISUAL INSPECTION SURVEY OF THE SITE, INCLUDING BUILDINGS AND TREES; ACTIVITY SURVEYS; REMOTE DETECTOR SURVEYS; BREEDING BIRD SURVEYS; DETAILED SURVEYS OF WATERCOURSES FOR WATER VOLE AND OTTER AND HABITAT SUITABILITY INDEX ASSESSMENT AND ENVIRONMENTAL DNA SURVEY OF PONDS WITHIN THE SITE. ALL SURVEY WORK HAS BEEN UNDERTAKEN BY ASPECT ECOLOGY, WHOSE TEAM ARE MEMBERS OF THE CHARTERED INSTITUTE OF ECOLOGY AND ENVIRONMENTAL MANAGEMENT (CIEEM).</p> <p>AS IDENTIFIED BY THE ECOLOGICAL APPRAISAL UNDERTAKEN BY ASPECT ECOLOGY IN 2019, THE SITE IS DOMINATED BY ARABLE AND GRASSLAND HABITATS OF LOW ECOLOGICAL VALUE. IT IS RECOGNISED HOWEVER THAT THE SITE DOES CONTAIN AREAS OF WOODLAND, TREES, HEDGEROWS, WATERCOURSE AND PONDS OF ECOLOGICAL IMPORTANCE. THE HABITATS WITHIN THE SITE SUPPORT SEVERAL PROTECTED AND NOTABLE SPECIES, INCLUDING BATS, BADGERS, OTTERS AND BIRDS. ACCORDINGLY, A NUMBER OF MITIGATION MEASURES ARE PROPOSED TO BE INCORPORATED INTO THE DEVELOPMENT OF THE SITE.</p> <p>IN ADDITION, THE PROVISION OF A NEW COUNTRY PARK GIVES RISE TO THE POTENTIAL TO ACHIEVE SIGNIFICANT ECOLOGICAL GAINS. PARTICULARLY THE COUNTRY PARK IS PROPOSED TO COMPRISE SIGNIFICANT AREAS OF NATURAL GREEN SPACE.</p> <p>ECOLOGICAL MITIGATION / ENHANCEMENT MEASURES PROPOSED INCLUDE:</p>	<p>FIGURE 26</p>

			<ul style="list-style-type: none"> • SUSTAINABLE DRAINAGE STRATEGY WITH A FOCUS ON PROVISION OF BLUE INFRASTRUCTURE ON THE PART OF THE SITE WHERE THE RESIDENTIAL DEVELOPMENT MEETS THE COUNTRY PARK, AND WHICH COMPRISES A MOSAIC LANDSCAPE OF OPEN SPACE, NATIVE TREE AND SHRUB PLANTING, SPECIES-RICH GRASSLAND AND MEADOW PLANTING, PONDS AND REEDBEDS CREATING ADDITIONAL HABITAT FOR SPECIES SUCH AS AMPHIBIANS, WETLAND BIRDS AND AQUATIC INVERTEBRATES. • RETENTION OF THE MAJORITY OF THE SITE'S HEDGEROWS, WITH HEDGEROWS TO BE REMOVED TO ACCOMMODATE THE ACCESS AND INTERNAL LAYOUT TO THE SITE TO BE THOSE IDENTIFIED WITH LESS DESIRABLE CHARACTERISTICS, (FOR EXAMPLE HEDGEROWS THAT ARE GAPPY AND HEDGEROWS FORMED OF LINES OF YOUNG TREES). • EXISTING HEDGEROWS REINFORCED WITH NATIVE PLANTING, AND THE PLANTING OF ADDITIONAL HEDGEROWS. • AREA OF THE COUNTRY PARK TO COMPRISE SPECIES-RICH WILDFLOWER MEADOWS, MANAGED AS MEADOW GRASSLAND, PROVIDING A RICH NECTAR RESOURCE FOR A RANGE OF INVERTEBRATES, WHILST ALSO PROVIDING HABITAT FOR SMALL MAMMALS AND REPTILE SPECIES. • EXISTING PONDS ENHANCED WITH NATIVE TREE PLANTING. • ENHANCEMENT OF WATERCOURSE INCLUDING REPROFILING OF BANKS, REED BEDS AND WETLAND CARR PLANTING, AND PROVISION OF OFF-STREAM HABITATS. • NEW TREE AND WOODLAND PLANTING, FORMING INCREASES IN THE WOODLAND COVER WITHIN THE SITE AND PROVIDING NEW CORRIDORS OF HABITAT TO INCREASE CONNECTIVITY FOR WILDLIFE, WHILST PROVIDING PHYSICAL AND LANDSCAPE BUFFERS AROUND THE PROPOSED DEVELOPMENT. PLANTING TO INCLUDE WET WOODLAND IN ADDITION TO CHARACTERISTIC WILLOW AND BLACK POPLAR SPECIMENS. • INCORPORATION OF SPECIFIC FAUNAL HABITAT FEATURES INCLUDING BIRD AND BAT BOXES, BUTTERFLY BANKS AND HABITAT PILES FORMING REFUGE FOR AMPHIBIANS, REPTILES, SMALL MAMMALS AND INVERTEBRATES. <p>IN RESPECT OF CONCERNS REGARDING FLOODING OF THE SITE AND IMPACT ON ECOLOGY, WHILST RESIDENTIAL DEVELOPMENT IS TO BE FOCUSED WITHIN FLOOD ZONE 1 (LAND LEAST AT RISK OF FLOODING FROM TIDAL OR FLUVIAL SOURCES) THIS DOES NOT MEAN THAT ALL OF THE LAND WITHIN THE AREA THAT IS FLOOD ZONE 1 WILL BE DEVELOPED. THERE ARE SOME AREAS OF HIGHER GROUND WITHIN THE UNDEVELOPED AREA THAT WOULD PROVIDE A TEMPORARY REFUGE FOR SPECIES SUCH AS SMALL MAMMALS, REPTILES ETC., WHILST THE SITE IS DOMINATED BY ARABLE FIELDS WHICH WOULD BE LARGELY UNSUITABLE FOR THESE SPECIES IN ANY CASE. THERE MAY BE SOME DISPLACEMENT OF WINTERING FLOCKS OF BIRDS, ALTHOUGH THESE WOULD LIKELY BE FORAGING OVER A WIDE AREA AND COULD READILY MOVE TO OTHER AREAS. IT SHOULD ALSO BE NOTED THAT WHILST MUCH AREAS OF THE SITE ARE FLOOD ZONE 2/3, THIS DOES NOT MEAN THEY WILL NECESSARILY FLOOD EVERY YEAR, RATHER THEY</p>	
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			HAVE AN ANNUAL PROBABILITY OF FLOODING OF BETWEEN 0.1 AND 1% (AREAS WHICH ARE FLOOD ZONE 2) AND GREATER THAN 1% (IN THE CASE OF FLOOD ZONE 3).	
180		DENSITY OF STUDY AREA E (SECTION 2.9) IS ONLY 20.13DPH, LESS THAN THE PROPOSED AVERAGE DENSITY OF 30DPH. DEVELOPMENT SHOULD BE IN KEEPING WITH ITS SURROUNDINGS – IF THIS IS DONE THE NUMBER OF DWELLINGS WOULD BE MORE IN KEEPING WITH THE SITE POLICY. HIGHEST DENSITY HOMES SHOULD BE IN THE CENTRAL BAND, I.E. 2D, 3B, 3C, AND 3E, 3H, 3I BE ALLOCATED THE LOWER DENSITY HOMES, TO CREATE A GENTLER TRANSITION FROM EXISTING LOW DENSITY 1930S HOMES TO THE NEW HOUSING ESTATE.	AS SET OUT IN SECTION 5.9 OF THE MASTERPLAN, THE EXISTING SETTLEMENT PATTERN INCLUDES A TYPICAL DENSITY RANGE OF BETWEEN 20 AND 40DPH, I.E. STUDY AREA 1 (WITH A DENSITY OF 20.13DPH HAD THE LOWEST DENSITY DEVELOPMENT OF THE AREAS EXAMINED. THE NPPF CALLS FOR PLANNING TO ENSURE THE EFFICIENT USE OF LAND FOR HOUSING. THE EFFICIENT USE OF LAND FOR HOUSING IS CRITICAL IN ACHIEVING SUSTAINABLE DEVELOPMENT, AND CAN HELP REDUCE THE NEED TO DEVELOPMENT FURTHER GREENFIELD LAND IN THE FUTURE TO MEET FUTURE NEEDS. AT THE SAME TIME, IT IS IMPORTANT THAT THE DEVELOPMENT IS OF AN APPROPRIATE DENSITY WHICH REFLECTS LANDSCAPE, CHARACTER AND OTHER CONSIDERATIONS. THE MASTERPLAN HAS SOUGHT TO DO THIS, AND IT SHOULD BE RECOGNISED THAT DEVELOPMENT OF 340 DWELLINGS ACROSS THE AREA PROPOSED FOR RESIDENTIAL DEVELOPMENT WOULD REPRESENT AN OVERALL DENSITY OF ONLY AROUND 17DPH.FOR CONTEXT, UNTIL RELATIVELY RECENTLY NATIONAL POLICY HAD CALLED FOR A MINIMUM DENSITY OF 30DPH. WE DO NOT AGREE 3E, 3H AND 3I SHOULD BE ALLOCATED FOR LOWER DENSITY DEVELOPMENT. WE CONSIDER THAT IT IS APPROPRIATE FOR THE LOWEST DENSITY DEVELOPMENT TO BE FOCUSED ON THE NORTHERN PART OF THE RESIDENTIAL ALLOCATION, TO PROVIDE AN APPROPRIATE TRANSITION BETWEEN THE COUNTRY PARK AND THE RESIDENTIAL DEVELOPMENT.	SECTION 5.9
181		DEVELOPMENT SHOULD INCLUDE BUNGALOWS – GREAT BADDOW IS IN NEED OF THEM	THIS IS A MATTER OF DETAIL THAT CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	N/A
182		3 STOREYS IS OUT OF KEEPING WITH THE AREA – OPPOSE THIS SCALE OF HOUSING.	THERE ARE EXISTING 3 STOREY BUILDINGS WITHIN THE SITE'S IMMEDIATE CONTEXT INCLUDING AT BADEN POWELL CLOSE. WE CONSIDER THE USE OF VERY LIMITED 3 STOREY BUILDINGS APPROPRIATE TO ESTABLISH A VARIED ROOFLINE, AND ARTICULATE BUILT FORM, PROVIDING KEY GATEWAYS AND ARCHITECTURAL FOCAL POINTS. THE MASTERPLAN DOES NOT REQUIRE ANY DEVELOPMENT TO BE THREE-STOREY, BUT RATHER SETS OUT WHERE THREE-STOREY DEVELOPMENT MAY BE ACCEPTABLE. AS SET OUT IN THE MASTERPLAN, THIS IS VERY MUCH RESTRICTED TO A SMALL PART OF THE SITE ALLOCATION. THE MAJORITY OF THE SITE IS PROPOSED TO BE TWO-STOREY DEVELOPMENT. HEIGHT OF DEVELOPMENT WILL BE A MATTER FOR THE PLANNING APPLICATION.	SECTION 5.10 FIGURE 29
183		LOW RISE BUILDINGS SHOULD BE BUILT ALONG MALDON ROAD AND HIGHER BUILDINGS FURTHER DOWN THE SLOPE.	WE DO NOT CONSIDER SUCH AN APPROACH WOULD RESPOND POSITIVELY TO THE LANDSCAPE CHARACTER OR TOPOGRAPHY OF THE SITE.	SECTION 5.10 FIGURE 29
184		NO MENTION OF ANY DISCUSSIONS WITH ESSEX POLICE TO ENSURE THE DEVELOPMENT IS BUILT TO DESIGN OUT CRIME – THESE SHOULD TAKE PLACE.	THIS IS A MATTER OF DETAIL THAT CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	N/A
185		REFERENCE TO BADEN POWELL CLOSE FLATS IS MISLEADING AS THEY ARE LOCATED FURTHER BACK FROM MALDON ROAD.	THE LOCAL BUILT CHARACTER STUDY CONSIDERED THE CHARACTERISTICS OF EXISTING DEVELOPMENT WITHIN THE LOCALITY, AND NOT JUST THAT OFF MALDON ROAD.	SECTION 2.8

186	PROPOSED DEVELOPMENT WILL NOT ADDRESS AFFORDABLE HOUSING FOR YOUNGER PEOPLE/FIRST TIME BUYERS.	35% OF THE HOMES PROVIDED ON THE SITE WILL BE AFFORDABLE HOMES. THE PRECISE MIX OF TENURE WILL BE A MATTER OF DETAIL FOR THE PLANNING APPLICATION, BUT IS ANTICIPATED TO INCLUDE A MIXTURE OF AFFORDABLE RENT, SHARED OWNERSHIP HOUSING, AND FIRST HOMES.	N/A
187	DEVELOPERS SHOULD GIVE ASSURANCES THAT THE COUNTRY PARK WILL BE FULLY COMPLETED AND AVAILABLE FOR USE.	NOTED. IT IS ANTICIPATED THAT THIS WILL BE SECURED VIA A LEGAL AGREEMENT FORMING PART OF THE PLANNING PERMISSION FOR DEVELOPMENT OF THE SITE.	N/A
188	CONCERN COUNTRY PARK WILL ATTRACT VISITORS OUTSIDE OF THE AREA IMPACTING ON RESIDENTS AND WILDLIFE. CONCERNS THAT PEOPLE WILL PARK IN BADEN POWELL CLOSE TO ACCESS THE COUNTRY PARK – ON STREET PARKING ALREADY ON ISSUE. CAR PARK IS NOT NEEDED.	THE MASTERPLAN PROPOSALS FOR THE COUNTRY PARK ARE FOCUSED ON IT PROVIDING A MORE LOCAL RESOURCE, WITH CONNECTIONS TO IT PRINCIPALLY BY FOOTPATHS / CYCLE ROUTES, AND WITH LIMITED ON-SITE PARKING. NEVERTHELESS, IT IS RECOGNISED THAT SOME PARKING FOR THE COUNTRY PARK IS REQUIRED.	N/A
189	DISAGREE WITH THE PRINCIPLE OF THE COUNTRY PARK AND CONSIDER THE LAND SHOULD REMAIN IN ITS NATURAL STATE.	THE PRINCIPLE OF THE COUNTRY PARK HAS ALREADY BEEN ESTABLISHED THROUGH THE LOCAL PLAN. THE LAND IS NOT IN A NATURAL STATE CURRENTLY – IT IS USED FOR AGRICULTURE.	N/A
190	A CONCRETE CAR PARK WILL DETRACT FROM THE EXISTING NATURAL HABITATS.	THE PROPOSED LOCATION OF THE COUNTRY PARK CAR PARK IS NOT OF SIGNIFICANT ECOLOGICAL VALUE. THE DETAILS OF THE CAR PARK WILL BE A MATTER FOR THE PLANNING APPLICATION.	N/A
191	FISHING LAKES ARE OF LOCAL IMPORTANCE AND ON LONG LEASES – DIPPING PONDS NOT APPROPRIATE AND CANNOT BE CONVERTED TO THESE.	IT IS RECOGNISED THAT THE FISHING LAKES ARE OF LOCAL IMPORTANCE. THE MASTERPLAN WILL HELP ENSURE THAT A GREATER PROPORTION OF THE COMMUNITY ARE ABLE TO BENEFIT FROM THIS RESOURCE, BY IMPROVING ACCESS TO THEM. DETAILS OF THE FUTURE ACCESS ARRANGEMENTS WILL BE CONSIDERED THROUGH THE PLANNING APPLICATION PROCESS.	N/A
192	CONCERNS ON PARKING CHARGES AND ACCESS RESTRICTIONS FOR LOCAL RESIDENTS – ACCESS TO THE MEADS MUST BE PROTECTED.	THE MASTERPLAN DOES NOT SEEK TO RESTRICT ACCESS TO THE BADDOW MEADS.	N/A
193	SHOULD INCLUDE A GATED ACCESS TO STOP NIGHT-TIME ANTISOCIAL BEHAVIOUR. QUESTION HOW COUNTRY PARK WILL BE MANAGED AND MAINTAINED TO PREVENT ANTISOCIAL BEHAVIOUR.	THESE ARE MATTERS OF DETAIL THAT CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	N/A
194	DEVELOPMENT SHOULD BE CONSIDERED SEPARATELY FROM THE COUNTRY PARK.	DISAGREE. WE CONSIDER IT IS IMPORTANT TO ENSURE AN APPROPRIATE RELATIONSHIP BETWEEN THE DEVELOPMENT AND THE COUNTRY PARK, AND TO PROVIDE AN APPROPRIATE TRANSITION BETWEEN THE TWO.	N/A
195	ACCESS ROAD TO COUNTRY PARK WILL IMPACT ON SANDFORD MILL LANE RESIDENTS.	THE PROPOSED ACCESS ROAD TO THE COUNTRY PARK TERMINATES C.250M TO THE WEST OF EXISTING DWELLINGS ALONG SANDFORD MILL LANE, AT THE CAR PARK WHICH HAS BEEN POSITIONED AWAY FROM THESE EXISTING DWELLINGS TO PROTECT RESIDENTIAL AMENITY AND IN RESPONSE TO PREVIOUS CONSULTATION FEEDBACK.	FIGURE 19
196	HOUSES SHOULD BE SET BACK FROM MALDON ROAD TO PROTECT THE PRIVACY OF EXISTING RESIDENTS.	THE PROPOSED RESIDENTIAL DEVELOPMENT PARCELS ARE SET BACK FROM MALDON ROAD.	
197	NOISE POLLUTION FROM THE A12 FOR FUTURE RESIDENTS OF THE DEVELOPMENT.	THESE ARE MATTERS OF DETAIL FOR CONSIDERATION THROUGH THE PLANNING APPLICATION.	N/A

		DETAILS ON HOW NOISE POLLUTION WILL BE MITIGATED FOR EXISTING AND FUTURE RESIDENTS SHOULD BE PROVIDED.		
198		THERE ARE EXISTING WATER PRESSURE AND SEWERAGE ISSUES -HOW WILL THESE BE ADDRESSED?	A UTILITIES APPRAISAL REPORT HAS BEEN UNDERTAKEN WHICH IDENTIFIES THAT THE PRACTICAL POTENTIAL OF CONNECTION. AN ADDITIONAL CONNECTION IS LOCATED APPROXIMATELY 200M SOUTH-EAST FROM THE BACK OF PRENTICE'S FARM TO SUPPORT A GRAVITY DISCHARGE REGIME.	SECTION 3.4
199		WHAT IS THE FUTURE OF MANOR FARM SHOP - WILL IT REMAIN IN SITU?	THE MASTERPLAN DOES NOT PROPOSE MOVING THE MANOR FARM SHOP.	N/A
200		DEVELOPMENT SHOULD INCLUDE A LOCAL SHOP/SUPERMARKET/PUB/CAFÉ/COMMUNITY GARDENS/COMMUNITY GREEN.	THE USES TO BE PROVIDED ON THE SITE WERE DETERMINED THROUGH THE CHELMSFORD LOCAL PLAN. THE LOCAL PLAN DID NOT ALLOCATE THE SITE FOR A LOCAL SHOP / SUPERMARKET/ PUB / CAFÉ / COMMUNITY GARDENS / COMMUNITY GREEN. THE PRECISE DETAIL OF DEVELOPMENT OF THE SITE WILL BE DETERMINED THROUGH THE PLANNING APPLICATION.	N/A
201		INSUFFICIENT PARKING AT THE VINEYARDS TO ACCOMMODATE AN INCREASE IN LOCAL SHOPPING.	THE MASTERPLAN CANNOT INFLUENCE PARKING PROVISION AT THE VINEYARDS.	N/A
202		MASTERPLAN DOES NOT SPECIFY PLANS TO ADDRESS SUSTAINABILITY AND CLIMATE CHANGE - WHAT MEASURES WILL BE IN PLACE?	SECTION 5.11 SETS OUT THE PRINCIPLES THAT WILL BE EMBEDDED INTO THE DESIGN OF THE PROPOSED DEVELOPMENT, INCLUDING A NUMBER OF MEASURES DESIGNED TO ACHIEVE A HIGH LEVEL OF SUSTAINABILITY. THE MASTERPLAN DOCUMENT HAS BEEN UPDATED TO REFER TO TREE PLANTING STANDARDS WITHIN THE COUNCIL'S SUPPLEMENTARY PLANNING DOCUMENT. THE SITE HAS BEEN ALLOCATED FOR DEVELOPMENT THROUGH THE LOCAL PLAN PROCESS, WHICH INCLUDES STRATEGIC ENVIRONMENTAL ASSESSMENT, WHICH SUPPORTED ITS SUSTAINABILITY FOR DEVELOPMENT. MEASURES ALSO INCLUDE A STRONG FOCUS ON SUSTAINABLE FORMS OF TRANSPORT, AND REDUCTION IN RELIANCE ON PRIVATE CAR USE.	SECTION 5.11
203		A RADICAL APPROACH IS NEEDED TO CAR OWNERSHIP TO COMBAT CLIMATE CHANGE. ELECTRIC CHARGING POINTS SHOULD BE PROVIDED FOR 2 VEHICLES AT EVERY DWELLING AT LEAST 50% OF COMMUNAL CAR PARK SPACES SHOULD HAVE ELECTRIC CHARGING POINTS. DEVELOPMENT SHOULD INCLUDE SMART METERS, TRIPLE GLAZING, GREEN ROOFS AND ACCESS TO COMMUNAL ENVIRONMENTALLY FRIENDLY HEATING, HOT WATER, REFUSE AND WATER RECYCLING SYSTEMS - GAS, OIL AND FUEL BOILERS ARE NOT APPROPRIATE. WILL THE DEVELOPMENT CONFORM TO THE BAN TO GAS BOILERS FROM 2025?	THESE ARE MATTERS OF DETAIL THAT CAN BE CONSIDERED THROUGH THE PLANNING APPLICATION.	N/A
204		DEVELOPMENT WILL IMPACT ON SANDON CONSERVATION AREA DUE TO INCREASED THRU TRAFFIC.	THE PRINCIPLE OF THE DEVELOPMENT HAS ALREADY BEEN ESTABLISHED THROUGH THE LOCAL PLAN. THE DEVELOPMENT IS NOT CONSIDERED LIKELY TO GENERATE SIGNIFICANT ADDITIONAL VEHICULAR TRAFFIC THROUGH SANDON CONSERVATION AREA.	N/A
205		A PUBLIC MEETING SHOULD BE HELD AT LEAST IN AT TWO VENUES TO GAIN ALL VIEWS AND ARRIVE AT THE BEST DEVELOPMENT.	THE LOCAL PLAN WHICH ALLOCATED THE SITE AND ESTABLISHED THE PRINCIPLES OF ITS DEVELOPMENT WAS INFORMED BY COMMUNITY INVOLVEMENT. THE	N/A

			<p>MASTERPLAN HAS ALSO BEEN SUBJECT TO PUBLIC PARTICIPATION. AT STAGE 2 OF THE MASTERPLAN PROCESS. A NEWSLETTER WAS DISTRIBUTED TO AROUND 3,000 ADDRESSES IN AND AROUND THE GREAT BADDOW AND SANDON AREAS TO INTRODUCE THE PROPOSALS, PROVIDE ADDITIONAL INFORMATION ON THE MASTERPLAN AND TO INVITE RESIDENTS TO THE LIVE CHAT SESSIONS THAT TOOK PLACE ON THE DEDICATED PROJECT WEBSITE. WHERE REQUESTED, HARD COPIES OF THE MASTERPLAN WERE PROVIDED TO RESIDENTS WHO COULD NOT ACCESS THE WEBSITE FOR FURTHER INFORMATION.</p> <p>DUE TO THE COVID-19 PANDEMIC, CONSULTATION TOOK PLACE REMOTELY, INCLUDING A SERIES OF LIVE CHAT SESSIONS VIA THE WEBSITE. THIS GAVE RESIDENTS AN OPPORTUNITY TO VISIT THE WEBSITE, READ ADDITIONAL INFORMATION AND THEN ASK QUESTIONS TO MEMBERS OF THE PROJECT TEAM DIRECTLY. IT IS CONSIDERED THAT SUCH AN APPROACH IS ALSO FAR MORE INCLUSIVE THAN A PUBLIC MEETING, WHICH NOT EVERYONE MAY BE ABLE TO ATTEND, AND AT WHICH PARTICIPATION IS OFTEN LIMITED TO A SMALL NUMBER OF INDIVIDUALS.</p>	
206		THE DOCUMENT IS DIFFICULT TO READ AND FONT IS TOO SMALL.	THE DOCUMENT WAS AVAILABLE ELECTRONICALLY IN A FORMAT THAT ALLOWED THE READER TO ZOOM IN TO THE TEXT.	N/A
207		MASTERPLAN PLAN READS MORE LIKE A SALES BROCHURE THAN A MASTERPLAN.	THE MASTERPLAN COMPRISES DETAILS OF SITE CONTEXT; CONSTRAINTS AND OPPORTUNITIES; SETS OUT THE MASTERPLAN FRAMEWORK, EXPLAINING ITS EVOLUTION; AND PROVIDES A DETAILED DESIGN FRAMEWORK. THIS IS NOT AN APPROACH ONE WOULD EXPECT IN A SALE BROCHURE.	N/A
208		IMAGES AND GRAPHICS ARE MISLEADING AS THEY SHOW SHOTS OF OLD GREAT BADDOW PROPERTIES AND SCENES THAT ARE NOT REALLY CONNECTED TO THE DEVELOPMENT.	THE MASTERPLAN INCLUDES ANALYSIS OF THE LOCAL CONTEXT TO INFORM THE PROPOSED DEVELOPMENT, WHICH REQUIRES LOOKING AT THE EXISTING CHARACTER OF THE AREA.	N/A
209		MANY OF THE LOCAL AMENITIES REFERRED TO ARE NOT LOCAL BUT MORE CENTRALLY IN CHELMSFORD.	FIGURE 6 OF THE MASTERPLAN SHOWS THE LOCATION OF AMENITIES, SERVICE AND FACILITIES IN RELATION TO THE SITE.	N/A



Chelmsford City Council Cabinet

16 November 2021

Gambling Act 2005 – Statement of Licensing Principles

Report by:
Licensing Committee

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Purpose

To seek Cabinet's approval of the latest Statement of Licensing Principles under the Gambling Act 2005 before its consideration by Council.

Options

Recommend that the Council adopt the Statement with or without amendments.

Preferred option and reasons

Recommend adoption of the Statement as submitted, as it has been the subject of consultation and remains fit for purpose.

Recommendation

That the Council be recommended to adopt the attached latest version of the Statement of Licensing Principles under the Gambling Act 2005.

Background

1. At its meeting on 9 September 2021, the Licensing Committee considered the revised statement of principles to the Statement of Gambling Policy under the Gambling Act 2005. The Statement needs to be reviewed every three years.
2. The latest review had concluded that only a few minor corrections are required and that it otherwise remains fit for purpose. The Committee agreed to put the revised Statement out to consultation and it was advertised on the Council's website, in a local newspaper and brought to the attention of relevant stakeholders.
3. No comments on the Statement were received during the consultation period and only a few typographical corrections have been made to it since the meeting of the Committee.
4. The Cabinet is requested to recommend that the Council formally adopt the Statement of Licensing Principles.

List of appendices:

Revised Statement of Licensing Principles

Background papers:

Nil

STATEMENT OF LICENSING PRINCIPLES FOR GAMBLING

	PART A	Page Number
1	Introduction	3
2	The Licensing Objectives	3
3	Responsibilities Under the Act	4
4	Statement of Licensing Principles	4
5	Consultations	4
6	Approval of Policy	5
7	Declaration	5
8	Responsible Authorities	5
9	Interested Parties	6
10	Exchange of information	7
11	Public Register	8
12	Compliance and Enforcement	9
13	Delegation of Powers	9
<hr/>		
	PART B	
14	General Principles	10
15	Provisional Statement	14
16	Representations and Reviews	15
17	Adult Gaming Centres	15
18	Licensed Family Entertainment Centres	15
19	Casinos	16
20	Bingo Premises	16
21	Betting Premises	16

22	Tracks	17
23	Travelling Fairs	17

PART C

Page Number

24	General	18
25	Unlicensed Family Entertainment Centres	18
26	(Alcohol) Licensed Premises gaming machine Permits.	18
27	Prize Gaming Permits	19
28	Club Gaming and Club Machine Permits	19
29	Temporary Use Notices [TUNs]	20
30	Occasional Use Notices [OUNs]	20
31	Small Society Lotteries	21

APPENDICIES

A	List of Consultees	22
B	List of Responsible Authorities	23
C	Definitions	25
D	Temporary Use Notices	30
E	Table of Delegations	31
F	Application Process	34
G	Fees	53

PART A

1 INTRODUCTION

- 1.1 This Statement of Principles sets out the policy that Chelmsford City Council, as the Licensing Authority under s.349 (1)(b) of the Gambling Act 2005 (referred to in this document as 'the Act'), proposes to apply in discharging its functions to license premises for gambling under the Act in addition to: -
- Designating the body responsible for advising the Authority on the protection of children from harm;
 - Determining whether or not a person is an "Interested Party";
 - Exchanging information with the Gambling Commission and others; and
 - Inspecting premises and instituting proceedings for offences under the Act.
- 1.2 It should be noted that this policy may be affected by any revised guidance issued by the Gambling Commission or as a result of any stated court appeal cases.

2. THE LICENSING OBJECTIVES

- 2.1 In exercising its functions under the Act, Licensing Authorities must have regard to the Licensing Objectives as set out in Section 1 of the Act. The Licensing Objectives are: -
- Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime;
 - Ensuring that gambling is conducted in a fair and open way; and
 - Protecting children and other vulnerable persons from being harmed or exploited by gambling.

3. RESPONSIBILITIES UNDER THE ACT

- 3.1 The Act introduced a licensing regime for commercial gambling, to be conducted by the Gambling Commission and by Licensing Authorities, depending on the matter to be licensed.
- 3.2 The Act establishes Chelmsford City Council as the Licensing Authority whose responsibilities must be discharged by the Licensing Committee (created under Section 6 of the Licensing Act 2003) across the whole Council area.
- 3.3 The Gambling Commission is responsible for issuing Operating and Personal licences to persons and organisations who: -
- Operate a casino;
 - Provide facilities for playing bingo or for pool betting;

- Act as intermediaries for betting;
- Make gaming machines available for use in Adult Gaming Centres and Family Entertainment Centres;
- Manufacture, supply, install, adapt, maintain or repair gaming machines;
- Manufacture, supply, install or adapt gambling machine software; or
- Promote a lottery.

3.4 The Licensing Authority is responsible for licensing premises in which gambling takes place. This includes all types of gambling, other than spread betting and the National Lottery. The Licensing Authority is also responsible for issuing permits for premises with gaming machines and for receiving notices from operators wishing to use unlicensed premises for gambling on a temporary basis. The Licensing Authority is also responsible for the registration of certain types of Small Society Lotteries.

3.5 The Licensing Authority cannot become involved in the moral issues of gambling and must aim to permit the use of premises for gambling where they are used:

- in accordance with any relevant codes of practice;
- in accordance with any relevant Guidance issued by the Gambling Commission;
- reasonably consistent with the Licensing Objectives; and
- in accordance with the Licensing Authority's Statement of Licensing Policy.

3.6 Before the Licensing Authority can consider an application for a Premises Licence, an Operating and Personal Licence must have been obtained from the Gambling Commission (With the exception of Tracks).

4. STATEMENT OF LICENSING PRINCIPLES

4.1 The Licensing Authority is required by the Act to publish a Statement of Licensing Policy (The Policy), which contains the principles it proposes to apply when exercising its functions under the Act.

4.2 The Policy must be reviewed and published every three years. The Policy must also be reviewed from 'time to time' and any proposed amendments and/or additions must be subject to fresh consultation. The 'new' Policy must then be published.

4.3 This revised policy will have effect from 1st February 2022 until 31 January 2025

5. CONSULTATION

5.1 In producing this Policy, the Licensing Authority consulted widely before finalising and publishing it. In addition to the statutory consultees (listed below), the Council chose to consult with additional local groups and individuals. A list of these other groups and persons consulted is also provided below.

- 5.2 The Act requires that the following parties are consulted by the Licensing Authority:-
- The Chief Officer of Police for the Authority's area;
 - One or more persons who appear to the Authority to represent the interests of persons carrying on gambling businesses in the Authority's area; and
 - One or more persons who appear to the Authority to represent the interests of persons who are likely to be affected by the exercise of the Authority's functions under the Act.

5.3 The other groups and people consulted were: -

- Organisations, including faith groups, voluntary and community organisations working with children and young people and organisations working with people who are problem gamblers, medical practices or primary care trusts and the Citizen's Advice Bureau;
- Businesses who are, or will be, holders of Premises Licences;

5.4 Responsible Authorities under the Act. The Licensing Authority's consultation took place between 12th July 2021 and 31st August 2021.

5.5 A full list of comments made and details of the Council's consideration of those comments will be available by request to The Licensing Section, Public Places, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, Essex CM1 1JE. (licensing@chelmsford.gov.uk)

6. APPROVAL OF POLICY

6.1 This Policy was approved at a meeting of the Council on XX November 2021 published via its website. Copies are available on request or on the Council's Web Site (www.chelmsford.gov.uk)

6.2 It should be noted that this Policy does not override the right of any person to make an application, to make representations about an application, or to apply for a review of a licence, as each case will be considered on its own merit in accordance with the requirements of the Act.

7. DECLARATION

7.1 In this Policy the Licensing Authority declares that it has had regard to the Licensing Objectives, formal Guidance issued to Licensing Authorities and any responses from those consulted during the consultation process.

7.2 Appendices have been attached to this statement providing further information and guidance that is intended only to assist readers of this document and should not be interpreted as legal advice or as constituent of the Council's policy. Readers are strongly advised to seek their own legal advice if they are unsure of the requirements of the Gambling Act 2005, or they should consult the Guidance or Regulations made under the Act.

8. RESPONSIBLE AUTHORITIES

8.1 A full list of the Responsible Authorities designated under the Act and their contact details are given in the Definition/Glossary. It should be noted that under the Act, the Licensing Authority itself is designated as a Responsible Authority.

- 8.2 The Licensing Authority is required to designate, in writing, a body that is competent to advise it about the protection of children from harm. In making this designation the following principles have been applied: -
- The competency of the body to advise the Licensing Authority;
 - The need for the body to be responsible for an area covering the whole of the Licensing Authority's area; and
 - The need for the body to be answerable to democratically elected persons rather than any particular invested interest group etc.
- 8.3 In accordance with the Gambling Commission's Guidance to Local Authorities, the Licensing Authority designates the Essex Safeguarding Children Board for this purpose.

9. INTERESTED PARTIES

- 9.1 Interested Parties can make representations about licensing applications or apply for a review of an existing licence. An Interested Party is defined in the Act as follows: -
- ' A person is an interested party' in relation to a premises licence or in relation to an application for or in respect of a premise if, in the opinion of the Licensing Authority which issues the licence or to which the application is made, the person:
- a) Lives sufficiently close to the premises to be likely to be affected by the authorised activities;
 - b) Has business interests that might be affected by the authorised activities; or
 - c) Represents persons who satisfy paragraphs (a) or (b).
- 9.2 Interested parties can be persons who are democratically elected, such as District and Parish Councillors and MPs. No specific evidence of being asked to represent an interested person will be required as long as the Councillor/MP represents the Ward likely to be affected. Likewise, Parish Councils likely to be affected will be considered to be interested parties.
- 9.3 District Councillors who are members of the Licensing Committee will not qualify to act in this way.
- 9.4 Other than persons mentioned in **10.2** and **10.3**, the Licensing Authority will generally require some form of confirmation that a person is authorised to represent an interested party.
- 9.5 The Licensing Authority considers that the Trade Associations, Trade Unions and Residents' and Tenants' Associations qualify as "Interested Parties" where they can demonstrate that they represent persons in (a) or (b) above.
- 9.6 In determining if a person lives or has business interests sufficiently close to the premises that they are likely to be affected by the authorised activities, the Licensing Authority will consider the following factors: -

- The size of the premises;
- The nature of the premises;
- The distance of the premises from the location of the person making the representation;
- The potential impact of the premises (e.g. number of customers, routes likely to be taken by those visiting the establishment);
- The circumstances of the complaint. This does not mean the personal characteristics of the complainant but the interest of the complainant, which may be relevant to the distance from the premises;
- The catchment area of the premises (i.e. how far people travel to visit); and
- Whether the person making the representation has business interests in that catchment area that might be affected.

10. EXCHANGE OF INFORMATION

10.1 In its exchange of information with parties listed in Schedule 6 of the Act, the Licensing Authority will have regard to: -

- The provisions of the Act, which include the provision that the Data Protection Act 2018 will not be contravened;
- The guidance issued by the Gambling Commission;
- Data Protection Act 2018;
- Human Rights Act 1998;
- Freedom of Information Act 2000;
- Environmental Information Regulations 2004;
- The Common Law Duty of Confidence;
- Electronic Communications Act 2000;
- Computer Misuse Act 1990;
- Criminal Procedure and Investigations Act 1996; and
- Crime and Disorder Act 1998.

10.2 Exchanges of information will be conducted in a timely and accurate fashion and confirmed in writing in all cases to form an audit trail. (Note: Written confirmation may include information in electronic form). An audit trail should include: -

- Record of data disclosed;
- Project chronology; and
- Notes of meetings with other partners and recent correspondence, including phone calls.

10.3 The Licensing Authority may also exchange information provided by applicants with law enforcement agencies for purposes connected with the prevention and detection of crime, but we will only share any personal details for this purpose if it is required to do so by law.

11 PUBLIC REGISTER

11.1 The Licensing Authority is required to keep a public register and share information in it with the Gambling Commission and others (e.g. H.M. Revenue and Customs). Regulations will prescribe what information should be kept in the register.

12 COMPLIANCE AND ENFORCEMENT

12.1 In exercising its functions with regard to the inspection of premises and to instituting criminal proceedings in respect of offences specified, the Licensing Authority will follow best practice requiring actions to be: -

- Proportionate – Intervention will only be when necessary. Remedies should be appropriate to the risk posed and costs identified and minimised;
- Accountable – Authorities must be able to justify decisions and be subject to public scrutiny;
- Consistent – Rules and standards must be joined up and implemented fairly;
- Transparent – Enforcement should be open and regulations kept simple and user friendly; and
- Targeted – Enforcement should be focused on the problems and minimise side effects.

12.2 The Licensing Authority will endeavour to avoid duplication with other regulatory regimes, so far as is possible, and adopt a risk based inspection programme.

12.3 The main enforcement and compliance role of the Licensing Authority in terms of the Act will be to ensure compliance with the Premises Licence and other permissions which it authorises. The Gambling Commission will be the enforcement body for Operating and Personal Licences. It is also worth noting that concerns about the manufacturer, supply or repair of gaming machines will not be dealt with by the Licensing Authority but will be notified to the Gambling Commission.

12.4 The Licensing Authority will keep itself informed of developments as regards the work of the Better Regulation Executive in its consideration of the regulatory functions of Local Authorities.

12.5 Where an operator carries out test purchasing in their premises, Chelmsford City Council expects to be advised of the results. Should the results show a failure, then the Licensing Authority will, in the first instance, work with the operator to review and improve their policies and procedures.

12.6 Where there is a Primary Authority Scheme in place, the Licensing Authority will seek guidance from the Primary Authority before taking any enforcement action on matters covered by that scheme. At the time of the publication of this policy there

were four Primary Authority arrangements with host local authorities:

- Coral – London Borough of Newham;
- Ladbrokes – Milton Keynes;
- Paddy Power – Reading; and
- William Hill – City of Westminster.

13 DELEGATION OF POWERS

13.1 The Council has agreed a scheme of delegation for discharging its functions under the Act.

PART B PREMISES LICENCES

14. GENERAL PRINCIPLES

14.1 Premises Licences will be subject to the permissions/restrictions set out in the Act as well as the specific mandatory and default conditions which will be detailed in regulations issued by the Secretary of State. Licensing Authorities are able to exclude default conditions and also attach others, where it is thought appropriate.

14.2 Each case will be decided on its merits and will depend upon the type of gambling that is proposed, as well as taking into account how the applicant proposes that the Licensing objective concerns can be overcome.

14.3 Licensing Authorities are required by the Act, in making decisions about Premises Licences, to permit the use of premises for gambling so far as it thinks fit: -

- In accordance with any relevant codes of practice issued by the Gambling Commission;
- In accordance with any relevant guidance issued by the Gambling Commission;
- To be reasonably consistent with the Licensing Objectives; and
- In accordance with the Authority's Policy.

14.4 Definition of Premises:

A premise is defined in the Act as "any place". It is for the Licensing Authority to decide whether different parts of a building can be properly regarded as being separate premises, although this will always be considered in the light of the guidance issued by the Gambling Commission. It will always be a question of fact in each circumstance. The Gambling Commission does not, however, consider that areas of a building that are artificially or temporarily separate can be properly regarded as different premises.

The Licensing Authority will pay particular attention to applications where access to the licensed premises is through other premises (which themselves may be licensed or unlicensed).

14.5 Demand:

Demand is a commercial consideration and is not an issue for the Licensing Authority.

14.6 Location:

Location will only be of material consideration in the context of the Licensing Objectives.

14.7 The Act is clear that demand issues (e.g. the likely demand or need for gambling facilities in an area) cannot be considered with regard to the location of premises but that considerations in terms of the licensing objectives can. The Licensing

Authority will pay particular attention to the objectives of protection of children and vulnerable persons from being harmed or exploited by gambling, as well as issues of crime and disorder.

- 14.8 In order for location to be considered, the Licensing Authority will need to be satisfied that there is sufficient evidence that the particular location of the premises would be harmful to the licensing objectives. From 6th April 2016, it is a requirement of the Gambling Commission's Licence Conditions and Codes of Practice (LCCP), under section 10, that licensees assess the local risks to the licensing objectives posed by the provision of gambling facilities at their premises and have policies, procedures and control measures to mitigate those risks. In making risk assessments, licensees must take into account relevant matters identified in this policy.
- 14.9 The LCCP also states that licensees must review (and update as necessary) their local risk assessments:
- a) to take account of significant changes in local circumstance, including those identified in this policy;
 - b) when there are significant changes at a licensee's premises that may affect their mitigation of local risks;
 - c) when applying for a variation of a premises licence; and
 - d) in any case, undertake a local risk assessment when applying for a new premises licence.
- 14.10 The Licensing Authority expects the local risk assessment to consider as a minimum:
- whether the premises is in an area of deprivation;
 - whether the premises is in an area subject to high levels of crime and/or disorder;
 - the ethnic profile of residents in the area, and how game rules, self-exclusion leaflets etc. are communicated to those groups;
 - the demographics of the area in relation to vulnerable groups;
 - the location of services for children such as schools, playgrounds, toy shops, leisure centres and other areas where children will gather.
- 14.11 In every case, the risk assessment should show how vulnerable people, including people with gambling dependencies, are protected.
- 14.12. The Licensing Authority expects all licensed premises to have their local area risk assessment available on site for inspection by an authorised officer at all times when they are trading.
- 14.13 Information contained within the local area risk assessment may be used to inform the decision the Licensing Authority makes about whether to grant a licence, to grant a licence with special conditions or to refuse an application.
- 14.14 This policy does not preclude an application being made, and each application will be decided on its merits, with the onus being upon the applicant to show how any concerns can be overcome.
- 14.15. Chelmsford City Council has not published a local area profile, however, the Licensing Authority commits to assisting applicants by providing them such

information that they may require when considering their local area risk assessments.

14.16 **Duplication with other Regulatory Regimes:**

Duplication with other statutory/regulatory regimes will be avoided where possible. This Authority will not consider whether a licence application is likely to be awarded Planning Permission or Building Control consent.

14.17 **Licensing Objectives:**

Premises Licences granted must be reasonably consistent with the Licensing Objectives. With regard to these Objectives, the following will be considered: -

- **Preventing gambling from a source of crime or disorder, being associated with crime or disorder, or being used to support crime –**
Whilst the Licensing Authority is aware that the Gambling Commission will be taking a leading role in preventing gambling from being a source of crime, it will pay attention to the proposed location of gambling premises in terms of this licensing objective.

Where an area has known high levels of organised crime, this Authority will consider carefully whether gambling premises are suitable to be located there and the need for conditions, such as the provision of door supervisors.

The Licensing Authority is aware that there is a distinction between disorder and nuisance and that the prevention of nuisance is not a licensing objective under the Act;

- **Ensuring that gambling is conducted in a fair and open way –**
The Gambling Commission does not generally expect Licensing Authorities to be concerned with ensuring that gambling is conducted in a fair and open way. The Licensing Authority notes that in relation to the licensing of tracks, its role will be different from other premises in that track operators will not necessarily have an Operating Licence. In those circumstances, the Premises Licence may need to contain conditions to ensure that the environment in which betting takes place is suitable; and
- **Protecting children and other vulnerable persons from being harmed or exploited by gambling –**
In practice, the Objective of protecting children from being harmed or exploited by gambling often means preventing them from taking part in, or being in close proximity to, gambling.

There is no definition of the term 'vulnerable person' in the Act, but this could include people who are gambling beyond their means and people who may not be able to make informed or balanced decisions about gambling due to mental health needs, alcohol or drugs.

14.18 Conditions:

Any conditions attached to Licences will be proportionate and will be: -

14.18.1 Relevant to the need to make the proposed premises suitable as a gambling facility;

- Directly related to the premises and the type of licence applied for;
- Fairly and reasonably related to the scale and type of premises; and
- Reasonable in all other respects.

14.19 In addition, the Licensing Authority will examine how applicants propose to address the licensing objectives. In considering applications the Licensing Authority will particularly take into account the following:

- Proof of age schemes (*where applicable*);
- CCTV;
- Door Supervisors;
- Supervision of entrances/machine areas;
- Physical separation of areas;
- Location of entry;
- Notices and signage;
- Specific opening hours; and
- With particular regard to vulnerable persons, measures such as the use of self-barring schemes, provision of information, leaflets, helpline numbers for organisations such as GamCare, Gamblers Anonymous, Gordon House Association, National Debtline and local Citizens Advice Bureaux and independent advice agencies

14.20 Decisions upon individual conditions will be made on a case-by-case basis.

Consideration will be given to using control measures, should there be a perceived need, such as the use of door supervisors, supervision of adult gaming machines, appropriate signage for adult only areas, etc. Applicants will also be expected to offer their own suggestions as to the way in which the Licensing Objectives can be effectively met.

14.21 It is noted that there are conditions, which the Licensing Authority cannot attach to Premises Licences. These are: -

- Any conditions on the Premises Licence which make it impossible to comply with an Operating Licence condition;
- Conditions relating to gaming machine categories, numbers, or method of operation;
- Conditions, which provide that membership of a club or body, be required (the Act specifically removes the membership requirement for casino and bingo clubs and this provision prevents it being reinstated);

- Conditions in relation to stakes, fees, and the winning of prizes.

14.22 **Door Supervisors:**

The Licensing Authority may consider whether there is a need for door supervisors in terms of the Licensing Objective of protecting children and vulnerable persons from being harmed or exploited by gambling and also in terms of preventing premises becoming a source of crime.

The Authority will make a door supervision requirement only if there is clear evidence from the history of trading at the premises or evidence of a likelihood that the premises cannot be adequately supervised from the counter and that door supervision is both necessary and required

As the Act has amended the Security Industry Act 2001, door supervisors at casinos or bingo premises need not be licensed by the Security Industry Authority.

14.23 **Credit**

Credit facilities are prohibited from being provided in casinos and bingo licensed premises. Cash machines (ATM's) may be installed in such premises but the licensing authority may apply conditions as to where they are sited.

14.24 **Betting Machines:** (see appendix for definition)

In relation to Casinos, Betting Premises and Tracks, the Licensing Authority can restrict the number of betting machines, their nature and the circumstances in which they are made available by attaching a licence condition to a Betting Premises Licence or to a Casino Premises Licence (*where betting is permitted in the Casino*).

14.25 When considering whether to impose a condition to restrict the number of betting machines in particular premises, the Licensing Authority, among other things, shall take into account: -

- The size of the premises;
- The number of counter positions available for person to person transactions; and
- The ability of staff to monitor the use of the machines by children and young persons or by vulnerable persons.

14.26 In deciding whether to impose conditions to limit the number of betting machines, each application will be considered on its own merit and account will be taken of the codes of practice or guidance issued under the Act.

15 PROVISIONAL STATEMENTS

15.1 A Premises Licence under the Gambling Act 2005 may lawfully be granted in respect of premises that are not ready to be used for gambling, the premises being about to be or in the course of construction or alteration, and they being premises which the applicant has a right to occupy and in respect of which they hold an operating licence which authorises him/her to carry on the activity in respect of which the Premises Licence is sought.

16 REPRESENTATIONS AND REVIEWS

- 16.1 Representations and Applications for Review of Premises Licence may be made by responsible authorities and interested parties.
- 16.2 The Licensing Authority can make a representation or apply for a review of the Premises Licence on the basis of any reason that it thinks is appropriate. For the purpose of exercising its discretion in these matters, the Authority has designated the Environmental Services Manager, Safer Communities as being the proper person to act on its behalf.
- 16.3 The Licensing Authority will decide if a representation or application for a review is to be carried out on the basis of whether or not the request is:
- Frivolous or vexatious
 - Based on grounds that will certainly not cause the Authority to wish to revoke/suspend a licence or remove, amend or attach conditions on the Licence;
 - Substantially the same as previous representations or requests for a review;
 - In accordance with any relevant codes of practice issued by the Gambling Commission;
 - In accordance with any relevant guidance issued by the Gambling Commission;
 - Reasonably consistent with the licensing objectives.
- 16.4 There is no appeal against the Authority's determination of the relevance of an application for review.

17 ADULT GAMING CENTRES

- 17.1 An Adult Gaming Centre is defined in **Appendix C**. Entry to these premises is age restricted.
- 17.2 The Licensing Authority will take account of any conditions applied to an Operating Licence in respect of such premises.

18 LICENSED FAMILY ENTERTAINMENT CENTRES

- 18.1 A Licensed Family Entertainment Centre is defined in **Appendix C**. Entry to these premises is not generally age restricted although entry to certain areas may be restricted, dependent on the category of machines available for use.
- 18.2 The Licensing Authority will take account of any conditions applied to an Operating Licence in respect of such premises.

19 CASINOS

- 19.1 Casinos are defined in Appendix B. Chelmsford was not selected as one of the sites for one of the new casinos.
- 19.2 In the event that the Government decide to grant any further casino licences the Licensing Authority will consult widely on this issue.
- 19.3 The Licensing Authority can restrict the number of **betting machines**, their nature and the circumstances in which they are made available by attaching a licence condition to a Betting Premises Licence or to a Casino Premises Licence. When considering whether to impose a condition to restrict the number of betting machines in particular premises, the Licensing Authority, amongst other things should take into account: -
- The size of the premises;
 - The number of counter positions available for person to person transactions; and
 - The ability of staff to monitor the use of the machines by children and young persons or by vulnerable persons.
- 19.4 In deciding whether to impose conditions to limit the number of betting machines, each application will be on its own merits and account will be taken of Codes of Practice and Guidance issued under the Act.
- 19.5 **Credit** facilities are prohibited in casinos; however, this does not prevent the installation of cash dispensers (ATMs) on the premises, although the Licensing Authority may attach conditions as to the siting of such machines.

20 BINGO PREMISES

- 20.1 A Bingo premises is defined in **Appendix C**. Entry to these premises is not generally age restricted although entry to certain areas may be restricted, dependent on the category of machines available for use.
- 20.2 The Licensing Authority will take account of any conditions applied to an Operating Licence in respect of such premises.
- 20.3 **Credit** facilities are prohibited in premises licensed for Bingo; however, this does not prevent the installation of cash dispensers (ATMs) on the premises, although the Licensing Authority may attach conditions as to the siting of such machines.

21 BETTING PREMISES

- 21.1 Betting Premises are defined in. **Appendix C**
- 21.2 The Licensing Authority will take account of any conditions applied to an Operating Licence in respect of such premises.
- 21.3 **Fixed Odds Betting Terminals (FOBT's)**
In respect to nationally expressed concerns that exist in relation to the potentially adverse impact FOBT's may have on vulnerable groups of adults, The Licensing Authority will give due consideration to the need to apply conditions to betting shop premises licences including, but not limited to, setting out minimum staffing levels to ensure sufficient staff are on the premises to enable staff to comprehensively promote responsible gambling, adequately protect players, particularly in relation to

players who are deemed to be vulnerable and to prevent under 18 year olds accessing gambling facilities.

22 TRACKS

22.1 A Track is defined in **Appendix C**. Entry to these premises is generally age restricted except on days when racing takes place or is scheduled to take place.

On race days, specific areas within the Track may be age restricted dependent on the licensable activities taking place.

23 TRAVELLING FAIRS

23.1 The Licensing Authority will determine whether the statutory requirement that the facilities for gambling amount to no more than an ancillary amusement at a travelling fair is met, where Category D machines and/or equal chance prize gaming without a permit are to be made available for use.

PART C PERMITS/TEMPORARY OR OCCASIONAL USE NOTICES & REGISTRATIONS

24 GENERAL

24.1 Forms and Method of Application and any additional information or documents required for permits covered by this section will be available when the Regulations under the Act are made by the Secretary of State.

25 UNLICENSED FAMILY ENTERTAINMENT CENTRE GAMING MACHINE PERMITS

25.1 Where a premises does not hold a Premises Licence but wishes to provide gaming machines, it may apply to the Licensing Authority for a Permit. It should be noted that the applicant must show that the premises will be wholly or mainly used for making gaming machines available for use.

25.2 Statement of Licensing Principles

The Licensing Authority will expect the applicant to show that there are written policies and procedures in place to protect children from harm. Harm in this context is not limited to harm from gambling but includes wider child protection considerations. The suitability of such policies and procedures will be considered on their merits, however, they may include: -

- Criminal Record Bureau checks for staff;
- How the applicant proposes to ensure that children will be protected from harm whilst on the premises; and
- Training covering how staff would deal with:-
 - Unsupervised, very young children being on the premises;
 - Children causing perceived problems on/around the premises; and
 - Suspected truant children.

26 (ALCOHOL) LICENSED PREMISES GAMING MACHINE PERMITS

26.1 There is provision in the Act for premises licensed to sell alcohol for consumption on the premises to automatically have two gaming machines, of Categories C and/or D. The Premises Licence holder needs to notify the Licensing Authority at least two months prior to the date of expiry of the current permit.

26.2 Gaming machines can only be located on licensed premises that have a bar for serving customers.

26.3 Premises restricted to selling alcohol only with food, will not be able to apply for a Permit.

26.4 Where an application for more than two gaming machines is received, the Licensing Authority will specifically have regard to the need to protect children and vulnerable persons from harm, or being exploited by gambling and will expect the applicant to satisfy the Authority that there will be sufficient measures to ensure that under 18 year olds do not have access to the adult only machines. Measures will cover such issues as: -

- Adult machines being in sight of the bar;
- Adult machines being in sight of staff who will monitor that the machines are not being used by those under 18yrs;
- Appropriate notices and signage; and
- As regards the protection of vulnerable persons, the Licensing Authority will consider measures such as the use of self-barring schemes, provision of information in the form of leaflets or help line numbers for organisations such as GamCare, Gamblers Anonymous, Gordon House Association, National Debtline and local Citizens Advice Bureaux and independent advice agencies

The Licensing Authority can decide to grant an application with a smaller number of machines and/or a different category of machines than that applied for but conditions other than these cannot be attached.

27 PRIZE GAMING PERMITS

27.1 Statement of Licensing Principles

The Licensing Authority will expect the applicant to show that there are written policies and procedures in place to protect children from harm. Harm in this context is not limited to harm from gambling but includes wider child protection considerations. The suitability of such policies and procedures will be considered on their merits, however, they may include: -

- Disclosure and Barring service (DBS) checks for staff;
- How the applicant proposes to ensure that children will be protected from harm whilst on the premises; and
- Training covering how staff would deal with: -
 - Unsupervised, very young children being on the premises;
 - Children causing perceived problems on/around the premises; and
 - Suspected truant children.

In making its decision on an application for a Permit, the Licensing Authority does not need to have regard to the Licensing Objectives but must have regard to any Gambling Commission guidance.

28 CLUB GAMING AND CLUB MACHINE PERMITS

28.1 Members' clubs and miners' welfare institutes may apply for a Club Gaming Permit and/or a Club Gaming Machine Permit but are restricted by category and number of machines and to equal chance gaming and games of chance.

- 28.2 A fast-track procedure is available for premises that hold a Club Premises Certificate under the Licensing Act 2003.
- 28.3 Commercial Clubs may apply for a Club Gaming Machine Permit only but are restricted by category and number of machines.

29 TEMPORARY USE NOTICES (TUN)

- 29.1 The persons designated to receive TUNs and to issue objections are specified in **Appendix C**.
- 29.2 A TUN may only be granted to a person or company holding an operating licence relevant to the temporary use of the premises. Regulations will be issued by the Secretary of State prescribing the activities to be covered. (At present this applies to equal chance gaming only)
- 29.3 For the purpose of a TUN, a set of premises is the subject of a TUN if any part of the premises is the subject of the Notice. This prevents one large premise from having a TUN in effect for more than 21 days per year by giving a Notice in respect of different parts.
- 29.4 The definition of “a set of premises” will be a question of fact in the particular circumstances of each Notice that is given. In considering whether a place falls within the definition of “a set of premises” the Licensing Authority will consider, amongst other things, the ownership/occupation and control of the premises.
- 29.5 The Licensing Authority will object to Notices where it appears that their effect would be to permit regular gambling in a place that could be described as one set of premises.

30 OCCASIONAL USE NOTICES (OUN)

- 30.1 Occasional Use Notices, apply only to tracks, which are described as being premises on any part of which a race or other sporting events take place, or is intended to take place. Tracks need not be a permanent fixture.
- 30.2 OUNs are intended to permit licensed betting operators who have the appropriate permission of the Gambling Commission to use tracks for short periods for conducting betting. The OUN dispenses with the need for a Betting Premises Licence for the track.
- 30.3 The Licensing Authority has very little discretion as regards these Notices, aside from ensuring that a statutory limit of 8 days in a calendar year is not exceeded.
- 30.4 The Licensing Authority will, however, consider the definition of a track and whether the applicant is permitted to benefit from the use of such a Notice.
- 30.5 The person designated to receive the OUNs (tracks only) and assess its validity is specified in the scheme of delegation as the Director of Safer Communities. A copy of the notice must also be served on the local Chief of Police.

31 SMALL SOCIETY LOTTERIES

31.1 The definition of a Small Society Lottery is contained in **Appendix C** and these require registration with the Licensing Authority.

Note - Further information on small society lotteries may need to be included once the consultation document on the lotteries has been concluded.

APPENDIX A

List of Consultees

The Gambling Commission maintains a list of useful contacts on organisations involved in gambling and their contact details can be found on the Commission's website www.gamblingcommission.gov.uk Some of these organisations provide codes of practice on their particular interest area.

The draft policy was placed on the Council Website and in accordance with the Act the following organisations and individuals were consulted as part of the formal consultation exercise on the Statement of Gambling Licensing Policy.

- All responsible Authorities for the Gambling Act (as specified in Appendix B);
- Holders of Premises Licences and Permits under the Gambling Act 2005;
- Gamblers Anonymous;
- The Licensing Committee;
- Public Health

APPENDIX B

RESPONSIBLE AUTHORITIES

ORGANISATION	CONTACT AND ADDRESS	TELEPHONE
Chelmsford City Council (Licensing Authority)	Public Health and Protection Services Manager Chelmsford City Council The Civic Centre Duke Street Chelmsford CM1 1JE	01245 600606 or 01245 606800
Essex Police	The Licensing Manager The Licensing Department Essex Police Braintree Essex CM7 3DJ	01245 212501
Essex County Fire and Rescue Service	Essex County Fire and Rescue Service Headquarters Kelvedon Park Rivenhall Witham Essex CM8 3HB	01245 328388
Essex County Council Children's Safeguarding Service	Head of Children's Safeguarding Service [Licensing Applications] Essex County Council DG06, D Block Schools Children's and Families Service PO Box 11 County Hall Chelmsford CM1 1LX	0845 6037627
Chelmsford City Council [Planning]	Head of Planning Service Chelmsford City Council The Civic Centre Duke Street Chelmsford CM1 1 JE	01245 606606
Chelmsford City Council [Environmental Health - Noise Pollution and Premises Safety]	Principal Environmental Health Officer Public Places Chelmsford City Council The Civic Centre Duke Street Chelmsford CM1 1JE	01245 606606 or 01245 606800

ORGANISATION	CONTACT AND ADDRESS	TELEPHONE
Gambling Commission	Gambling Commission Victoria Square House Victoria Square Birmingham B2 4BP	0121 230 6666
HM Revenue & Customs	The Proper Officer HM Revenue & Customs HMRC Banking St Mungos Road Cumbernauld Glasgow G70 5WY	None

APPENDIX C

DEFINITIONS

Adult Gaming Centre	Premises in respect of which an Adult Gaming Centre Premises Licence has effect.
Authorised Local Authority Officer	A Licensing Authority Officer who is an authorised person for a purpose relating to premises in that Authority's area.
Betting Machines	A machine designed or adapted for use to bet on future real events [not a gaming machine].
Bingo	A game of equal chance.
Casino	An arrangement whereby people are given an opportunity to participate in one or more casino games.
Casino Resolution	Resolution not to issue Casino Premises Licences.
Child	Individual who is less than 16 years old.
Club Gaming Machine Permit	Permit to enable the premises to provide gaming machines [3 machines of Categories B,C or D.
Conditions	<p>Conditions to be attached to licences by way of:-</p> <ul style="list-style-type: none"> <input type="checkbox"/> Automatic provision <input type="checkbox"/> Regulations provided by Secretary of State <input type="checkbox"/> Conditions provided by Gambling Commission <input type="checkbox"/> Conditions provided by Licensing Authority <p>Conditions may be general in nature [either attached to all licences or all licences of a particular nature] or may be specific to a particular licence.</p>
Default Conditions	Conditions that will apply unless the Licensing Authority decides to exclude them. This may apply to all Premises Licences, to a class of Premises Licence or Licences for specified circumstances.
Delegated Powers	Decisions delegated either to a Licensing Committee, Sub-Committee or Licensing Officers.
Disorder	No set interpretation. However, likely to be connected to the way gambling is being conducted. In the case of Gambling Premises' Licences, disorder is intended to mean activity that is more serious and disruptive than mere nuisance.
Equal Chance Gaming	Games that do not involve playing or staking against a bank and where the chances are equally favourable to all participants.
Exempt Lotteries	<p>Lotteries specified in the Gambling Act as permitted to be run without a licence from the Gambling Commission. There are four types:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Small Society Lottery (required to register with Licensing Authorities). <input type="checkbox"/> Incidental Non-Commercial Lotteries. <input type="checkbox"/> Private Lotteries. <input type="checkbox"/> Customer Lotteries.
External Lottery Manager	An individual, firm or company appointed by the Small Lottery Society to manage a lottery on their behalf. They are consultants who generally take their fees from the expenses of the lottery.

Gaming	Prize Gaming if the nature and size of the prize is not determined by the number of people playing or the amount paid for or raised by the gaming. The prizes will be determined by the operator before the play commences.																											
Gaming Machine	Machine covering all types of gambling activity, including betting on virtual events. <u>Categories</u> <table border="1"> <thead> <tr> <th>Category</th> <th>Max. Stake</th> <th>Max. Prize</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Unlimited</td> <td>Unlimited</td> </tr> <tr> <td>B1</td> <td>£5</td> <td>£10,000</td> </tr> <tr> <td>B2</td> <td>£100</td> <td>£500</td> </tr> <tr> <td>B3</td> <td>£2</td> <td>£500</td> </tr> <tr> <td>B3A</td> <td>£2</td> <td>£500</td> </tr> <tr> <td>B4</td> <td>£2</td> <td>£400</td> </tr> <tr> <td>C</td> <td>£1</td> <td>£100</td> </tr> <tr> <td>D</td> <td>10p or 30p*</td> <td>£5 or £8*</td> </tr> </tbody> </table> <p>*when monetary prize only</p>	Category	Max. Stake	Max. Prize	A	Unlimited	Unlimited	B1	£5	£10,000	B2	£100	£500	B3	£2	£500	B3A	£2	£500	B4	£2	£400	C	£1	£100	D	10p or 30p*	£5 or £8*
Category	Max. Stake	Max. Prize																										
A	Unlimited	Unlimited																										
B1	£5	£10,000																										
B2	£100	£500																										
B3	£2	£500																										
B3A	£2	£500																										
B4	£2	£400																										
C	£1	£100																										
D	10p or 30p*	£5 or £8*																										
Human Rights Act 1998 Articles: 1,6,8 and 10	Article 1: Protocol 1 The right to peaceful enjoyment of possessions. Article 6: The right to a fair hearing. Article 8: The right of respect for private and family life. Article 10: The right to freedom of expression.																											
Incidental Non Commercial Lottery	A lottery promoted wholly for purposes other than private game, and which are incidental to non commercial events [commonly charity fundraising events, lottery held at a school fete or at a social event such as a dinner dance]																											
Exchange of Information	Exchanging of information with other regulatory bodies under the Gambling Act.																											
Interested Party	A person who:- <input type="checkbox"/> Lives sufficiently close to the premises to be likely affected by the authorised activities. <input type="checkbox"/> Have business interests that might be affected by the authorised activities. <input type="checkbox"/> Represents persons in either of the above groups.																											
Licensing Objectives	1. Preventing gambling from being a source of crime or disorder, being associated with crime or disorder or being used to support crime. 2. Ensuring that gambling is conducted in a fair and open way. 3. Protecting children and other vulnerable persons from being harmed or exploited by gambling.																											
Lottery	An arrangement which satisfies the statutory description of either a simple lottery or a complex lottery in Section 14 of the Act.																											
Lottery Tickets	Tickets that must:- <input type="checkbox"/> Identify the promoting society;																											

	<ul style="list-style-type: none"> ❑ State the price of the ticket, which must be the same for all tickets; ❑ State the name and address of the member of the Society who is designated as having responsibility for the Society for the promotion of the lottery or, if there is one, the External Lottery Manager, and ❑ State the date of the draw, or enable the date of the draw to be determined.
Members' Club	<p>A club that must:-</p> <ul style="list-style-type: none"> ❑ Have at least 25 members; ❑ Be established and conducted 'wholly or mainly' for purposes other than gaming; ❑ Be permanent in nature; ❑ Not be established to make commercial profit; ❑ Be controlled by its members equally.
Occasional Use Notice	Betting may be permitted on a 'track' without the need for a full Premises Licence.
Off Course Betting	Betting that takes place other than at a track, i.e. at a licensed betting shop.
Off Course Betting - Tracks	Betting that takes place in self-contained betting premises with the track premises providing facilities for off course betting, i.e. on other events, not just those taking place on the track. Normally operates only on race days.
On Course Betting - Tracks	Betting that takes place on a track while races are taking place.
Operating Licence	Licence to permit individuals and companies to provide facilities for certain types of gambling. It may authorise remote or non remote gambling.
Permits	Authorisation to provide a gambling facility where the stakes and prizes are very low or gambling is not the main function of the premises.
Personal Licence	Formal authorisation to individuals who control facilities for gambling or are able to influence the outcome of gambling. Cannot be held by companies.
Pool Betting - Tracks	Betting offered at a horse racecourse by the Tote and at a dog track by the holder of the Premises Licence for the track.
Premises	Defined as 'any place'. It is for the Licensing Authority to decide whether different parts of a building can be properly regarded as being separate premises.
Premises Licence	Licence to authorise the provision of gaming facilities on casino premises, bingo premises, betting premises, including tracks, Adult Gaming Centres and Family Entertainment Centres.
Private Lotteries	<p>There are three types of Private Lotteries:</p> <ul style="list-style-type: none"> ❑ Private Society Lotteries - tickets may only be sold to members of the Society or persons who are on the premises of the Society; ❑ Work Lotteries - the promoters and purchasers of tickets must all work on a single set of work premises; <p>Residents' Lotteries - promoted by, and tickets may only be sold to, people who live at the same set of premises.</p>
Prize Gaming	Where the nature and size of the price is not determined by the number of people playing or the amount paid for or raised

	by the gaming. The prizes will be determined by the operator before play commences.
Prize Gaming Permit	A permit to authorise the provision of facilities for gaming with prizes on specific premises.
Provisional Statement	Where a applicant can make an application to the Licensing Authority in respect of premises that he:- <input type="checkbox"/> Expects to be constructed. <input type="checkbox"/> Expects to be altered. <input type="checkbox"/> Expects to acquire a right to occupy.
Relevant Representations	Representations that relate to the Gambling Licensing Objectives, or that raise issues under the Licensing Policy or the Gambling Commission's Guidance or Codes of Practice.
Responsible Authorities	Public Bodies that must be notified of all applications and who are entitled to make representations in relation to Premises Licences, as follows:- <input type="checkbox"/> The Licensing Authority in whose area the premises is partly or wholly situated <input type="checkbox"/> The Gambling Commission <input type="checkbox"/> The Chief Officer of Police <input type="checkbox"/> Fire and Rescue Service <input type="checkbox"/> The Planning Authority for the local authority area <input type="checkbox"/> Environmental Health Service for the local authority area <input type="checkbox"/> The Body competent to advise on the protection of children from harm <input type="checkbox"/> HM Revenue and Customs <input type="checkbox"/> Authority in relation to vulnerable adults <input type="checkbox"/> Vessels only - the Navigation Authority whose statutory functions are in relation to waters where the vessel is usually moored or berthed, i.e. the Environment Agency, British Waterways Board, the Maritime and Coastguard Agency Full details of Responsible Authorities for the Chelmsford District are contained in Appendix 'B' to this Policy.
Small Society Lottery	A lottery promoted on behalf of a non commercial society, i.e. lotteries intended to raise funds for good causes.
Society	The society or any separate branch of such a society, on whose behalf a lottery is to be promoted.
Temporary Use Notice	To allow the use of premises for gambling where there is no Premises Licence but where a gambling operator wishes to use the premises temporarily for providing facilities for gambling.
Tote [or Totalisator]	Pool betting on tracks.
Track	Sites where races or other sporting events take place, e.g. horse racing, dog racing or any other premises on any part of which a race or other sporting event takes place or is intended to take place.
Travelling Fair	A fair that 'wholly or principally' provides amusements and must be on a site used for fairs for no more than 27 days per calendar year.
Vehicles	Defined trains, aircraft, sea planes and amphibious vehicles other than hovercraft. No form of commercial betting and

	gaming is permitted.
Vulnerable Persons	No set definition, but likely to mean group to include people who:- <ul style="list-style-type: none"> <input type="checkbox"/> gamble more than they want to <input type="checkbox"/> gamble beyond their means <input type="checkbox"/> who may not be able to make informed or balanced decisions about gambling due to a mental impairment, alcohol or drugs
Young Person	An individual who is not a child but who is less than 18 years old.

APPENDIX D

TEMPORARY USE NOTICES

The organisations designated to receive TUNs and to issue objections are:-

- The Licensing Authority;
- The Gambling Commission;
- Essex Police;
- HM Commission for Revenues and Customs;
- If applicable, any other Licensing Authority in whose area the premises are situated (if the premises crosses the border between two Licensing Authority's areas).

APPENDIX E
DELEGATION OF FUNCTIONS

Matters to be dealt with	Licensing Committee	Director of Public Places	Public Health & Protection Services Manager
Application for a premises licence	Where representations have been received and not withdrawn. Where the Licensing Authority considers that a condition should be added to the licence under S169(1)(a) or a default condition should be excluded under section 169(1)(b) unless the applicant and any persons making representations agree to this course of action and that a hearing is unnecessary	Where no representations are received/representations have been withdrawn.	
Application for a variation to a licence	Where representations have been received and not withdrawn. Where the Licensing Authority considers that a condition should be added to the licence under S169(1)(a) or a default condition should be excluded under section 169(1)(b) unless the applicant and any persons making representations agree to this course of action and that a hearing is unnecessary	Where no representations are received/representations have been withdrawn.	
Application to transfer a licence	Where representations have been received from the Gambling Commission	Where no representations received from the Gambling Commission	
Application for a provisional statement	Where representations have been received and not withdrawn. Where the Licensing Authority considers that a condition should be added to the licence under S169(1)(a) or a default condition should be excluded under section 169(1)(b)	Where no representations are received/representations have been withdrawn.	

Matters to be dealt with	Licensing Committee	Director of Public Places	Public Health & Protection Services Manager
Review of a premises licence	×		
Decision as to whether a representation is relevant		×	
Licensing Authority to make representations as a responsible authority			×
Proposal to attach a condition to a premises licence in accordance with section 169(1)(a) of the Act in addition to the mandatory or default conditions			×
Proposal to exclude a default condition from a premises licence under S169(1)(b) of the Act			×
Request a review of a premises licence under sections 197 or 200 of the Act as a responsible authority			×
Give a notice of objection to a temporary use notice under S221 of the Act			×
Determine that any representations received under part 8 of the Act are vexatious, frivolous or certainly will not influence the Authority's determination of an application	×		
Reject all or part of any application for a review of a premises licence in accordance with Section 198 of the Act		×	
Revoke a premises licence for non-payment of the annual fee (s193)		×	

Matters to be dealt with	Licensing Committee	Director of Public Places	Public Health & Protection Services Manager
Application for a club gaming/club machine permit	Where objections have been received and not withdrawn. Refusal of permit proposed on the grounds listed in Sch 12 paragraph 6(1)(a)-(d), or paragraph 10(3) as applicable unless Authority and all relevant parties agree that a hearing is unnecessary.	Where no objections/objections have been withdrawn.	
Cancellation of a club gaming/club machine permit	X		
Application for other permits/registrations		X	
Cancellation of licensed premises gaming machine permits	All cases where permit holder requests a hearing under paragraph 16(2) or makes representations.	All other cases	
Consideration of temporary use notice	All cases where an objection notice has been received unless each person who would be entitled to make representations agrees that a hearing is unnecessary and the Environmental Services Manager is satisfied that a counter notice is not required.	All other cases	
Serve notification of intended refusal of any of the following:- Family Entertainment Centre Gaming Machine Permit (Sch 10 para 10) Prize Gaming Permits (Sch 14 para 11) Licensed Premises Gaming Machine Permits (Sch 13 para 6) And also in the latter case notice of intention to grant the application but for a smaller number of machines than specified and/or a different category of machines from that specified in the		X	

Matters to be dealt with	Licensing Committee	Director of Public Places	Public Health & Protection Services Manager
application			
Serve notification of lapse of any of the following:- Family Entertainment Centre Gaming Machine Permit (Sch 10 para 14 and 15(1)(b))		X	
Serve notice of intention to cancel or vary any of the following:- Club Gaming Permit or Club Gaming Machine Permit (Sch 12 para 21) Licensed Premises Gaming Machine Permits (Sch 13 para 16)		X	
Create and amend the Authority's application procedures in relation to applications for the following in accordance with any relevant legislation:- Family Entertainment Centre Gaming Machine Permits (Sch 10 paras 5 and 7) Licensed Premises Gaming Machine Permits(Sch 13 para 2) Prize Gaming Permits (Sch 14 paras 6 and 8)		X	

The Director of Public Places be given delegated power to administer and carry out all other functions of the Licensing Authority capable of delegation under The Gambling Act 2005 and its subordinate legislation, (and any other legislation which may subsequently amend or replace it) which is not otherwise delegated to the Authority or the Licensing Committee.

APPENDIX F

APPLICATION PROCESS

This guidance covers those aspects that are the responsibility of the Licensing Authority only; guidance on aspects dealt with by the Gambling Commission can be obtained via the following link: - www.gamblingcommission.gov.uk

PREMISES LICENCES

A Premises Licence is required for any premises where gambling activity is carried out of a type requiring Personal and Operators' Licences to have been issued by the Gambling Commission.

An application may only be made by persons having the right to occupy the premises and who have, or have applied for, an Operating Licence allowing the proposed activities to be carried out. The Premises Licence cannot be granted until the necessary Operator's Licence has been issued.

Premises Licences are issued by the Licensing Authority and are required for Casinos, Bingo premises, Betting premises (including tracks and premises used by betting intermediaries) Adult Gaming Centres and Family Entertainment Centres providing category C gaming machines.

A licence is restricted to one premises only. However one set of premises may have separate licences issued in respect of different parts of the building.

Licensing Authorities are obliged to grant an application for a Premises Licence, provided the application is made in accordance with the Act, the Gambling Commission's guidance and the Licensing Authority's Gambling Licensing Policy Statement. Licences will be subject to mandatory and default conditions applied by regulations issued under the Act.

Premises Licences are valid indefinitely from the date of grant unless previously surrendered, lapsed, renewed or cancelled. An annual charge is payable to the Licensing Authority.

BINGO, BETTING, ARCADES (Adult Gaming Centres & Licensed Family Entertainment Centres)

New Licences or Permissions

Applicants wishing to commence operating on or after 1 September 2007 may apply from 1 January 2007 to the Gambling Commission for an Operator's Licence and from 31 January 2007 to the Licensing Authority for a Premises Licence.

TRACKS

An Operator's Licence is not required from the Gambling Commission to operate a track but a Premises Licence from the Licensing Authority is required. A number of Premises Licences may be granted for one track, provided each is for a different part of the track.

Betting is usually divided into on-course, off-course and pool betting, the provision of which requires operators to hold either a general Betting Operator's Licence or a Pool Betting Operating Licence from the Commission.

Pool betting on tracks may only be offered by the Tote (in relation to horse tracks) and by the Premises licence holder (in relation to dog tracks). Pool betting may not be provided elsewhere.

Gaming machines, consisting of a maximum of 4 machines of categories C – D, may be operated at a track by the Premises licence holder provided they hold a Pool Betting Operator's Licence (for siting and other special considerations in respect of gaming machines at tracks, see *'the Gambling Commission's guidance'* at www.gamblingcommission.gov.uk).

Betting machines may also be operated at tracks (see *'Betting machines'*).

The licensing process is the same as for other premises described above.

BETTING MACHINES

Betting machines are used for accepting bets on live events such as racing, in place of making bets at a counter, e.g. in a betting shop or on a track. These machines are not classed as gaming machines. The Licensing Authority may impose a limit on the number of betting machines that may be used in conjunction with a premise's licence.

GAMING MACHINE SUPPLY & REPAIR

These activities require Operators' Licences to be issued by the Gambling Commission. For advice on applying for licences from the Commission, see their website at www.gamblingcommission.gov.uk.

GAMING MACHINES IN LICENSED PREMISES

Premises Licences issued under the Gambling Act 2005 automatically authorise the provision of gaming machines, according to the type of premises and gambling activities permitted (but see also *'Tracks'*).

The Gambling Act 2005 introduces new classes of gaming machines, as shown in figure 1 below. The category and number of machines that may be operated under a Premises Licence are shown in figure 2 below.

Fig. 1

Category of machine	Maximum Stake £	Maximum Prize £
A	Unlimited	Unlimited
B1	£5	£10,000
B2	£100	£500
B3	£2	£500
B3A	£2	£500
B4	£2	£400
C	£1	£100
D	10p or 30p when non-monetary prize	£5 cash or £8 non-monetary prize
D Non money prize (other than a crane machine)	30p	£8
D Non money prize (crane grab machine)	£1	£50
D - money prize (other than a coin pusher or penny falls machine)	10p	£5
D - combined money and non-money prize (other than a coin pusher or penny falls machine)	10p	£8 (of which no more than £5 may be a money prize)

D - combined money and non-money prize (coin pusher or penny falls machine)	20p	£20 (of which no more than £10 may be a money prize)
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Fig. 2

Premises Type	Machine category							
	A	B1	B2	B3	B3A	B4	C	D
Large casino (machine/table ratio of 5-1 up to maximum)			Maximum of 150 machines. Any combination of machines in categories B to D (except B3A machines), within the total limit of 150 (subject to machine/table ratio).					
Small casino (machine/table ratio of 2-1 up to maximum)			Maximum of 80 machines. Any combination of machines in categories B to D (except B3A machines), within the total limit of 80 (subject to machine/table ratio).					
Pre-2005 Act casinos (no machine / table ratio)			Maximum of 20 machines categories B to D (except B3A machines), or any number of C or D machines instead.					
Betting premises and tracks occupied by Pool Betting				Maximum of 4 machines categories B2 to D (except B3A machines)				
Bingo Premises					Maximum of 20% of the total number of gaming machines which are available for use on the premises categories B3 or B4 **		No limit on category C or D machines	
Adult gaming centre					Maximum of 20% of the total number of gaming machines which are available for use on the premises categories B3 or B4**		No limit on category C or D machines	
Family entertainment centre (with premises licence)							No limit on category C or D machines	
Family Entertainment Centre gaming machine permit							No limit on category D machines	
Club Gaming permit					B3A, B4, C and D		3 total Cat B3A machines are lottery only machines which are only permitted in members clubs and miners welfare institutes.	
Club machine permit					B3A, B4, C and D		3 total	
Licensed premises: automatic entitlement					C and D		2 total	

Licensed premises gaming machine permit					C and D		Unlimited
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* It should be noted that members' clubs and miners' welfare institutes are entitled to site a total of three machines in categories B3A to D but only one B3A machine can be sited as part of this entitlement.

Commercial clubs are entitled to a total of three machines in categories B4 to D.

** Adult gaming centre and bingo premises are entitled to make available a number of Category B gaming machines not exceeding 20% of the total number of gaming machines which are available for use on the premises. Premises in existence before 13 July 2011 are entitled to make available four (adult gaming centre premises) or eight (bingo premises) category B gaming machines, or 20% of the total number of gaming machines, whichever is the greater. Adult gaming centre premises and bingo premises licences granted on or after 13 July 2011 but before 1 April 2014 are entitled to a maximum of four or eight category B gaming machines or 20% of the total number of gaming machines, whichever is the greater; from 1 April 2014 these premises will be entitled to 20% of the total number of gaming machines only. But not B3A machines.

TEMPORARY USE NOTICES (TUNs)

A TUN may only be issued by a person or company holding an Operating Licence relevant to the proposed temporary use of the premises and may be issued in respect of a 'set of premises' for a maximum of 21 days in any 12 month period. (NB. A TUN may not be issued in respect of a vehicle).

A 'set of premises' is the subject of a TUN if any part of the premises is the subject of the notice. This prevents one large premises from having a TUN in effect for more than 21 days per year by giving a notice in respect to different parts.

In considering whether a place falls within the definition of 'a set of premises', the Licensing Authority will consider, amongst other things, the ownership/ occupation and control of the premises.

The Licensing Authority will generally aim to permit gambling activities under a TUN but will object to notices where it appears that their effect would be to permit regular gambling in a place that could be described as one set of premises

Issue

Not less than 3 months and 1 day prior to the day on the which the gambling event is to take place, a TUN must be given to: -

- the Licensing Authority;
- the Chief Officer of Police;
- HM Commissioners for Revenue and Customs and, if applicable;
- any other Licensing Authority in whose area the premises are situated

The notice must include details of: -

- the date the notice is given;
- the gambling activity to be carried on;
- the premises where it will take place;
- the dates and times it will take place;
- any periods during the preceding 12 months that a TUN has had effect for the same premises; and
- any other information prescribed by Regulations

If there are no objections, the notice will be endorsed by the Licensing Authority and returned to the issuer for display upon the premises at the time the activity takes place.

Objections

Having regard to the Licensing Objectives, those Authorities upon whom the TUN is served may make objections to the gambling activity taking place within 14 days of the date of the notice. Objections must be made to the Licensing Authority and TUN issuer.

Modifications to the notice may be suggested by those objecting to it. If accepted by the issuer, a new notice must be issued. It should be noted that the 3 month, 1 day time limit and a new fee will not apply to the new notice, nor may the original objector[s] object to the new notice.

A Hearing must be held before the Premises/Personal Licences Sub-Committee to hear representations from all parties, unless agreement is reached that a Hearing is unnecessary [e.g. by modification of the notice] within 6 weeks of the date of the notice.

Following a Hearing the Licensing Authority must issue a counter notice setting out whether or not the TUN will have effect, any limitations to the activities permitted, the time period when activities may take place and any conditions that are imposed.

OCCASIONAL USE NOTICES (OUNs)

Occasional Use Notices may only be issued in relation to tracks that are used on eight days or less in a calendar year.

A track can be any part of a premises on which a race or other sporting event takes place or is intended to take place. Tracks need not be a permanent fixture.

OUN's are intended to permit licensed betting operators who have the appropriate permission of the Gambling Commission to use tracks for short periods for conducting betting. An OUN dispenses with the need for a Betting Premises Licence for the track.

Issue

The notice may be issued by the person responsible for the administration of events on the track or the occupier of the track. **The notice must be served on the Licensing Authority and a copy on the Chief Officer of Police.**

Objections

Generally objections may not be made to the issue of an OUN, except the Licensing Authority must issue a counter notice where the effect of the OUN would result in betting facilities being made available for more than 8 days in a calendar year.

-

PREMISES LICENCES

PREMISES WHERE AN OPERATOR'S LICENCE HAS BEEN GRANTED TO OPERATE A CASINO, BINGO PREMISES, BETTING PREMISES, ADULT GAMING CENTRE OR LICENSED FAMILY ENTERTAINMENT CENTRE

1. Attach required documentation
2. Pay prescribed fee

1. Licence lasts indefinitely unless surrendered, lapsed etc.
2. Annual charge payable to licensing authority

GAMING PERMITS

Certain types of gambling are authorised by permits issued by the Licensing Authority. The permits generally authorise low stake gambling for small prizes by: -

- Gaming machines in alcohol-licensed premises, Members' Clubs, unlicensed Family Entertainment Centres (FEC's) and certain other premises, e.g. taxi offices (see '*Other premises*' below);
- Equal chance gaming, games of chance and gaming machines in Members' Clubs; and
- Prize gaming, e.g. at Travelling Fairs.

GAMING MACHINES

The Gambling Act 2005 introduces new classes of gaming machines that may be operated under a permit, as shown in figure 3 below.

Fig. 3

Category of machine	Maximum Stake £	Maximum Prize £
A	Unlimited	Unlimited
B1	£5	£10,000
B2	£100	£500
B3	£2	£500
B3A	£2	£500
B4	£2	£400
C	£1	£100
D	10p or 30p when non-monetary prize	£5 cash or £8 non-monetary prize
D Non money prize (other than a crane machine)	30p	£8
D Non money prize (crane grab machine)	£1	£50
D - money prize (other than a coin pusher or penny falls machine)	10p	£5
D - combined money and non-money prize (other than a coin pusher or penny falls machine)	10p	£8 (of which no more than £5 may be a money prize)
D - combined money and non-money prize (coin pusher or penny falls machine)	20p	£20 (of which no more than £10 may be a money prize)

The category and number of machines that may be operated under a premise's licence are shown in Figure 2 above.

Fig. 4

Premises Type	Machine category							
	A	B1	B2	B3	B3A	B4	C	D
Clubs or Miners' Welfare Institutes with permits				B3A		Maximum of 3 category B3A or B4 to D machines		
Qualifying alcohol licensed premises upon notification						Automatic entitlement of 1 or 2 category C or D machines		
Qualifying alcohol licensed premises with gaming machine permit						Unlimited category C or D machines - number specified on permit		
Family Entertainment Centre (with permit)								Unlimited category D machines
Travelling Fair								Unlimited category D machines

ALCOHOL-LICENSED PREMISES

Certain types of gambling may take place on alcohol-licensed premises under the Licensing Act 2003 without any authorisation being required. Generally these consist of the playing of cribbage, dominoes and other games for low stakes.

Premises holding a Premises Licence may be authorised to operate machines of Class C or D provided the Premises Licence authorises the sale and supply of alcohol for consumption on the premises without it being a condition that the sale and supply of alcohol has to be accompanied by food.

The following paragraphs apply only to those premises.

Automatic Entitlement

The Gambling Act 2005 gives an automatic entitlement for the holder of a Premises Licence under the 2003 Act to provide up to two gaming machines on their premises.

An application for a permit is not required but Premises Licence holders must notify their Licensing Authority in writing of their intention to provide the machines and pay the prescribed fee.

The entitlement may be withdrawn if:-

- provision of the machines is not reasonably consistent with the pursuit of the Licensing Objectives;
- gaming has taken place on the premises that has breached a condition of the Act, e.g. they do not comply with siting and operation requirements; or
- the premises are mainly used for gaming; or where an offence under the Gambling Act 2005 has been committed on the premises

The Licensing Authority may not exercise their powers to remove the entitlement without first giving the permit-holder the opportunity to make written or oral representations or both. A Hearing will be held before the Premises/Personal Licences Sub-Committee for this purpose, unless all parties agree that it is unnecessary.

New permits

Where the holder of a Premises Licence wishes to provide more than two gaming machines, an application for a permit must be made to the Licensing Authority with the prescribed fee. There is no restriction on the number of machines that may be applied for and applications to vary the number of machines may be made at any time.

In determining an application for an increase in the number of machines, the Licensing Authority will consider: -

- the size of the premises;
- the ability of staff to monitor the use of the machines by children and young persons or by vulnerable persons;
- any documentary evidence [e.g. supporting statistical evidence providing details of usage, etc.];
- each application on its own merits;
- the Codes of Practice or Guidance issued under the Gambling Act 2005

Where the Authority grants the application, a permit will be issued for the number of machines authorised, which will include the automatic entitlement of 2 machines.

Where the Authority intends to refuse an application, or grant it for a different number or category of machines to that requested, the applicant will be given the opportunity to make written or oral representations or both. A Hearing will be held before the Premises/Personal Licences Sub-Committee for this purpose, unless all parties agree that it is unnecessary

Where the Premises Licence is transferred, the gaming machine permit must also be transferred or it will lapse. In all other cases the permit will last indefinitely, unless surrendered or revoked.

Although the permit will not need to be renewed, an annual charge will have to be paid to the Licensing Authority.

MEMBERS' CLUBS

The Gambling Act 2005 permits a Members' Club holding a Club Premises Certificate issued under the Licensing Act 2003, or Miners' Welfare Institute, to hold a **Club Gaming Permit** allowing participation in equal chance gaming or playing games of chance (see Annex C for definitions of 'equal chance gaming' and 'games of chance'). In addition they may operate a maximum of 3 machines of either Class B3A, B4, C or D.

The Act also permits a Members' Club holding a Club Premises Certificate or a Commercial Club holding a Premises Licence under the Licensing Act 2003 to operate a maximum of 3 machines of either Class B3A, B4, C or D under a **Club Machine Permit**.

New Permits

Applications for a permit for premises already holding a Club Premises Certificate are subject to a 'fast track' procedure that prevents the making of objections and restricts the ability of the Licensing Authority to refuse the application.

An application under this process may be refused if the club is established primarily for gaming (other than that permitted); if, in addition to the permitted gaming, facilities are provided for other gaming; or that a club machine permit issued to the applicant within the preceding 10 years has been cancelled.

An application and payment of the prescribed fee is required. A permit has effect for 10 years unless surrendered or revoked.

Applications for a permit for premises not holding a Club Premises Certificate e.g. a Commercial Members' Club with a Premises Licence, may be refused by the Licensing Authority on the grounds that:-

- the applicant does not fulfil the requirements for a Members' or Commercial Club;
- the premises are used wholly or mainly by children and/or young persons; an offence under the Act or breach of a permit has been committed by the applicant while providing gaming facilities;
- a permit held by the applicant has been cancelled in the previous 10 years; or
- an objection has been made by the Police or Gambling Commission

Permits may be varied at any time to meet changing circumstances, other than an increase above 3 to the number of machines. Licensing Authorities may only refuse a variation if, on consideration of the proposed variation as a new application, they would refuse a permit.

A permit will lapse if the holder no longer qualifies as a Members' Club or no longer qualifies under the 'fast track' system, or the permit is surrendered. A permit may be cancelled if the premises are used wholly or mainly by children and/or young persons or where an offence under the Act or breach of a permit condition has been committed by the applicant in the course of gaming activities.

Permits are valid for 10 years from the date of grant unless previously surrendered, lapsed, renewed or cancelled. An annual charge is payable to the Licensing Authority.

OTHER PREMISES

Premises such as taxi offices, take-away restaurants, cafes etc are prohibited from obtaining a gaming machine permit under the Act and will be unable to operate gaming machines of any kind.

UNLICENSED FAMILY ENTERTAINMENT CENTRES

The Licensing Authority may grant an application for a permit for category D gaming machines in an unlicensed Family Entertainment Centre (FEC) provided it is satisfied the premises will be used as an unlicensed FEC and that the Chief Officer of Police has been consulted. There are no limits to the number of machines that may be applied for in an unlicensed FEC.

The Authority will apply its Gambling Policy Licensing Statement in consideration of an application, e.g. requiring an applicant to demonstrate they have no relevant convictions, that they have a full understanding of the maximum stakes and prizes permissible and that staff have a similar understanding.

An application for a permit will have to be accompanied by plans of the premises and a current certificate issued by the Criminal Records Bureau or its equivalent in respect of the applicant, i.e. a certificate issued within the previous 28-day period. The requirement in respect of the CRB certificate will be satisfied, where the applicant is a person who is a sole proprietor of the premises, by submission of a certificate in respect of that person or, where an applicant is a company or partnership, by submission of a certificate in respect of the person normally having day-to-day control of the premises.

The Authority may refuse an application for renewal of a permit only on the grounds that an authorised Local Authority Officer has been refused access to the premises without reasonable excuse, or that renewal would not be reasonably consistent with the pursuit of the Licensing Objectives.

Where the Authority intends to refuse an application, the applicant will be given the opportunity to make written or oral representations or both. A Hearing will be held before the Premises/Personal Licences Sub-Committee for this purpose, unless all parties agree that it is unnecessary.

In determining an application, the Licensing Authority need not have regard to the Licensing Objectives but must have regard to any Gambling Commission guidance.

A permit will last for 10 years unless it ceases to have effect because it is surrendered, it lapses or it is renewed. There is no annual charge payable to the Licensing Authority.

Unlicensed FEC's may also offer equal chance gaming under the authority of their Gaming Machine Permit.

New permits

Applications for new permits may be made to the Licensing Authority.

PRIZE GAMING

Prize gaming may be carried on in premises under a permit issued by the Licensing Authority. A Prize Gaming Permit will **not** authorise the use of gaming machines.

The Authority may apply its Gambling Licensing Policy Statement in consideration of an application, e.g. requiring an applicant to demonstrate they have no relevant convictions, that they have a full understanding of the maximum stakes and prizes permissible and that staff have a similar understanding.

The Authority may refuse an application for renewal of a permit only on the grounds that an authorised Local Authority Officer has been refused access to the premises without reasonable excuse, or that renewal would not be reasonably consistent with the pursuit of the licensing objectives.

An application for a permit will have to be accompanied by plans of the premises and a current certificate issued by the Criminal Records Bureau or its equivalent in respect of the applicant, i.e. a certificate issued within the previous 28-day period. The requirement in respect of the CRB certificate will be satisfied, where the applicant is a person who is a sole proprietor of the premises, by submission of a certificate in respect of that person or, where an applicant is a company or partnership, by submission of a certificate in respect of the person normally having day-to-day control of the premises.

Where the Authority intends to refuse an application, the applicant must be given the opportunity to make written or oral representations or both. A Hearing will be held before the Premises/Personal Licences Sub-Committee for this purpose, unless all parties agree that it is unnecessary.

In determining an application, the Licensing Authority need not have regard to the Licensing Objectives but must have regard to any Gambling Commission guidance.

A prize gaming permit will last for 10 years unless it ceases to have effect or is renewed. There is no annual charge payable to the Licensing Authority.

New permits

Applications for new permits may be made to the Licensing Authority.

Prize gaming without a permit

Prize gaming without a Prize Gaming Permit may be carried on in any premises with a Premises Licence issued under the Gambling Act 2005, except that casinos may not offer prize bingo.

Unlicensed FEC's may also offer equal chance gaming only, under the authority of their gaming machine permit.

Travelling Fairs may also offer equal chance gaming only without a permit provided the facilities for gaming are ancillary amusements to the fair.

TRAVELLING FAIRS

Travelling Fairs do not require a permit to provide gaming machines but must comply with codes of practice on how they are operated.

Travelling fairs may provide an unlimited number of category D machines and prize gaming in the form of equal chance gaming provided that facilities for gambling amount to no more than ancillary amusement at the fair.

ALCOHOL LICENSED PREMISES

PREMISES WHERE THE LICENCE PERMITS THE SALE OF ALCOHOL FOR CONSUMPTION ON THE PREMISES AND THE SALE IS NOT CONDITIONAL UPON FOOD BEING SOLD MAY HAVE GAMING MACHINES OF CLASS C OR D

UP TO 2 MACHINES

1. Automatic entitlement to 2 machines
2. Notify Licensing Authority in writing of proposed intention to operate machines.
3. Pay prescribed fee

MORE THAN 2 MACHINES

1. Apply to Licensing Authority
2. Attach statistical justification showing 'need'
3. Attach plan of premises showing location of machines
4. Pay prescribed fee

1. Permit has effect from date of grant unless surrendered or cancelled
1. Annual charge to be paid to Licensing Authority

1. Licensing Authority can withdraw entitlement for 2 machines where their provision is not consistent with Licensing Objectives; gaming has taken place in breach of a condition; premises are used mainly for gaming; an offence under the Act has been committed.
2. Licensing Authority can cancel a permit where the premises are used wholly or mainly by children or young persons or an offence under the Act has been committed.

BUT

1. Permit holder must be given 21 days notice of the intention to withdraw or cancel
2. Hearing must be held if permit holder requests one
3. Withdrawal or cancellation has no effect until 21 days has elapsed from notice being served where no hearing is requested or 21 days following a hearing or appeal.

MEMBERS' CLUBS

MAXIMUM OF 3 CATEGORY B3A, B4, C OR D MACHINES

Applications for new permits and renewals must be made to Licensing Authority

ATTACH TO APPLICATION

1. Club Premises Certificate (for fast track applications)
2. Rules of club (if not CPC)
3. Plan of premises showing location of machines
4. Prescribed fee

1. Copy of application and accompanying documents to Police and Gambling Commission
2. Objections may be made (except to 'fast track' applications)
3. Permit lasts 10 years

Application for grant may be refused if: -

1. Applicant does not qualify as a Members' or Commercial Club or Miners' Welfare Institute.
2. The premises are used wholly or mainly by children or young persons.
3. An offence under the Act or a breach of a permit has been committed while providing gaming facilities.
4. A permit held by the applicant has been cancelled in previous 10 years.
5. An objection has been made by Police or Commission.

Application for renewal must be sent to Licensing Authority with fee between 3 and 6 weeks before permit expires and may only be refused on the same grounds as for original grant.

Duration of the permit will not be curtailed while a renewal application is pending or where an appeal against a refusal to renew is outstanding.

UNLICENSED FAMILY ENTERTAINMENT CENTRE

PERMIT MAY BE ISSUED FOR PREMISES WHOSE PRIMARY USE IS AS AN UNLICENSED FAMILY ENTERTAINMENT CENTRE TO HAVE AN UNLIMITED NUMBER OF GAMING MACHINES OF CLASS D

1. Attach information required by Gambling Licensing Policy Statement
2. Attach plan of premises showing location of machines
3. Consult Chief of Police
4. Pay prescribed fee
5. Permit lasts for 10 years

Application for grant may be refused if the grant would not be reasonably consistent with the Licensing Objectives, e.g. convictions making the applicant unsuitable, the location and type of premises being unsuitable, issues concerning disorder.

Application for renewal must be sent to Licensing Authority with fee between 2 and 6 months before permit expires and may only be refused if an Authorised Officer has been refused access to the premises without reasonable excuse, or renewal would not be reasonably consistent with the licensing objectives. Duration of the permit will not be curtailed while a renewal application is pending or where an appeal against a refusal to renew is outstanding

Permits will lapse if: -

1. Licensing Authority notifies holder premises are no longer being used as an unlicensed FEC
2. Holder no longer occupies premises
3. Holder dies, becomes mentally incapacitated, bankrupt or, in case of a company, ceases to exist or goes into liquidation
4. Court orders holder to forfeit permit
5. Holder surrenders or fails to renew

PRIZE GAMING PERMIT

PRIZE GAMING PERMITS MAY ONLY BE ISSUED IN RESPECT OF PREMISES FOR WHICH THERE IS NO PREMISES LICENCE OR CLUB GAMING PERMIT ISSUED UNDER THE GAMING ACT 2005

1. Attach information required by Gambling Licensing Policy Statement
2. Attach plans of premises
3. Pay prescribed fee
4. Permit lasts for 10 years

Application for grant may be refused if the grant would not be reasonably consistent with the Licensing Objectives, e.g. convictions making the applicant unsuitable, the location and type of premises being unsuitable, issues concerning disorder.

Application for renewal must be sent to Licensing Authority with fee between 2 and 6 months before permit expires and may only be refused if an Authorised Officer has been refused access to the premises without reasonable excuse, or renewal would not be reasonably consistent with the Licensing Objectives. Duration of the permit will not be curtailed while a renewal application is pending or where an appeal against a refusal to renew is outstanding.

Permits will lapse if: -

1. Holder no longer occupies premises
2. Holder dies, becomes mentally incapacitated, bankrupt or, in case of a company, ceases to exist or goes into liquidation
3. Court orders holder to forfeit permit
4. Holder surrenders or fails to renew

LOTTERIES

A lottery is unlawful unless it is run in accordance with an Operating Licence issued by the Gambling Commission, or it is exempt. This advice covers only those categories of lottery that are exempt. For more information on the licensing requirements for lotteries, see the Gambling Commission's website on www.gamblingcommission.gov.uk

The Gambling Act 2005 defines 4 categories of lottery that are exempt from needing an operating licence: -

- Incidental non-commercial lottery;
- Private lottery;
- Customer lottery; and
- Small society lottery

Only a small society lottery is required to be registered with the Licensing Authority.

Applications must be made by the promoting society to the Licensing Authority for the area in which the principal address of the society is located. The Licensing Authority must record details of the society in a register and notify the applicant and the Gambling Commission of the registration.

The Licensing Authority will require applicants to declare: -

- the purposes for which the society is established;
- that they represent a bona fide non-commercial society; and
- that they have no relevant convictions

The Licensing Authority may refuse an application if: -

- it considers the applicant is not a non-commercial society;
- any person who will or may be connected with the promotion of the lottery has been convicted of a relevant offence; or
- information provided in or with an application is false or misleading.

An application shall be refused if an Operating Licence held or applied for by the applicant has been revoked or refused in the previous 5 years.

The Licensing Authority may revoke a registration where it believes the grounds exist that would permit or require it to refuse an application for registration.

Where the Licensing Authority intends to refuse or revoke the registration application it will give the society: -

- details of the reasons;
- evidence upon which it reached the decision; and
- the opportunity to make written and/or oral representations.

NEW REGISTRATIONS.

An application for registration with the prescribed fee must be made to the Licensing Authority under the Gambling Act 2005. The registration will be valid indefinitely with an annual fee being payable to the Licensing Authority.

Lottery Requirements

To ensure the main purposes of the lottery are met: -

- the society must apply a minimum of 20% of the proceeds of the lottery to the purposes of the society;
- no single prize may exceed £25,000;
- rollovers may be permitted provided every lottery affected is also a small society lottery by the same society and the maximum single prize does not exceed £25,000; and
- every ticket must cost the same and must be paid for before being entered into the draw.

Returns

No later than 3 months after making the draw (or in the case of a rollover, the last draw), a return must be sent to the Licensing Authority that: -

- has been signed by 2 members of the society over 18 years of age who are appointed for the purpose in writing by the society or its governing body, if it has one;
- is accompanied by a copy of each member's letter of appointment;
and include the following details: -
- the dates when tickets were available for sale;
- the dates of any draw and value of prizes, including any rollover;
- the proceeds raised;
- the amounts deducted for prizes and expenses incurred in organising the lottery;
- the amount applied or to be applied to the purposes of the promoting society; and
- whether any expenses incurred in connection with the lottery were paid for other than from the proceeds of the lottery and, if so, the amount and the source(s) from which they were paid.

EXTERNAL LOTTERY MANAGERS

External Lottery Managers require Operators' Licences issued by the Gambling Commission. For more information, see the Gambling Commission's website on www.gamblingcommission.gov.uk

SMALL SOCIETY LOTTERIES

PROMOTED BY A NON-COMMERCIAL SOCIETY ESTABLISHED FOR CHARITABLE PURPOSES; FOR PURPOSE OF ENABLING PARTICIPATION IN OR OF SUPPORTING SPORT, ATHLETICS OR CULTURAL ACTIVITY; OR FOR OTHER NON –COMMERCIAL PURPOSES OTHER THAN PRIVATE GAIN

1. Attach information required: -
 - (a) Purpose for which society established
 - (b) Confirm bona fides of society as non-commercial
 - (c) Declare convictions, if any
- 2 Pay prescribed fee
- 3 Registration valid for life, annual fee payable to Licensing Authority

Lottery requirements: -

1. Society must apply minimum 20% of proceeds to purposes of society
2. No single prize to exceed £25000
3. Rollovers permitted provided all lotteries affected are small society lotteries & maximum single prize does not exceed £25000
4. Tickets must cost the same, be paid for before being entered in draw and include details of society, price, name and address of the person responsible for promotion of the lottery and date of draw

Returns, which must be made no later than 3 months after draw, must be signed by 2 members and include details of: -

5. Dates tickets were available for sale, dates of draw and value of prizes
6. Proceeds raised, amounts deducted for prizes, expenses incurred in organising lottery and where any were paid for other than from proceeds of lottery, the amount and source
7. Amount to be applied to purposes of the promoting society

Registration may be refused if: -

1. Society is not considered to be non-commercial
2. Any person connected with promotion of lottery has been convicted of relevant offence , or
3. Information provided in application is false/misleading

Registration must be refused if an operating licence held by or applied for by the applicant has been revoked or refused in the previous 5 years

Registration may be revoked where grounds exist for an application for registration to be refused.

BUT a registration will not be refused or revoked unless the society has been informed of the reasons and the evidence supporting them and been given the opportunity to make representations

APPENDIX G

FEES

The Gambling Act allows licensing authorities to set their own fees for premises licences, subject to maximum levels that have been specified by central government.

- The relevant fee must be sent with an application, in order for the application to be valid.
- The application fee is not refundable if the application is withdrawn or if it is unsuccessful
- A first annual fee is payable within 30 days of the date of licence issue, details regarding this payment will be provided at the time of licence issue
- An annual fee is payable before the anniversary of the licence being granted

Non statutory fees are reviewed by the Licensing Authority on an annual basis in accordance with the Gambling (Premises Licence Fees) (England and Wales) Regulations 2007.

Details of current fees can be obtained from the Council's website www.chelmsford.gov.uk

or by contacting The Licensing Department,
Chelmsford City Council,
The Civic Centre,
Duke Street,
Chelmsford,
CM1 1JE

Tel: 01245 – 606727

E-mail: licensing@chelmsford.gov.uk