

# Cabinet Agenda

**8 September 2020 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](mailto:brian.mayfield@chelmsford.gov.uk)

# THE CABINET

8 SEPTEMBER 2020

## 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 are reminded that they 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 8 July 2020. 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, provided that they have been invited to participate in this meeting and have submitted their question or statement in writing and in advance. Each person has two minutes and a maximum of 15 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](mailto:committees@chelmsford.gov.uk) 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, provided they have indicated that they wish to do so and have submitted an email address to which an invitation to join the meeting and participate in it can be sent.

## 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. Greener and Safer Chelmsford

Replacement of Flood Gates on River Chelmer

## 7. Sustainable Development

7.1 Land North of Broomfield Masterplan

7.2 Statement of Community Involvement

7.3 Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document

7.4 Section 106 Spending Plan

## 8. 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.

## 9. 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 contain exempt information within the category of Part 1 of Schedule 12A to the Act indicated:

## 10. Fairer Chelmsford Items

10.1 Chelmer Waterside Delivery Options

Category: Paragraphs 3 and 6

Information relating to the financial or business affairs of any particular person (including the authority holding the information)

Information which reveals that the authority proposes—

(a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or

(b) to make an order or direction under any enactment

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.

### 10.2 Lease of Property in City Centre

Category: Paragraph 3

Information relating to the financial or business affairs of any particular person (including the authority holding the 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.

### 10.3 Potential Housing Purchase

Category: Paragraph 3

Information relating to the financial or business affairs of any particular person (including the authority holding the 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 8 July 2020 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 R J Moore, Cabinet Member for Greener and Safer Chelmsford

Cabinet Deputies

Councillor M Bracken, Economy and Small Business  
Councillor N Dudley, Community Engagement  
Councillor C Tron, Affordable Housing

Councillors

K Bentley, P Clark, W Daden, S Dobson, J Galley, R Hyland, R Massey, I Roberts,  
M Sismey, M S Steel, M Watson, R T Whitehead and S Young

### 1. Attendance and Apologies for Absence

The attendance of members was confirmed. Apologies for absence had been received from Councillor M J Mackrory (Cabinet Member for Sustainable Development), Councillors A Davidson and S Rajesh (Cabinet Deputies), and Councillors R J Poulter and J M Raven (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 2 June 2020 were confirmed as a correct record. No decisions at that meeting had been called in.

## 4. Public Questions

Written questions had been received on the following matters:

- (a) The decision of the Council to fine the A Canteen for displaying A boards to advise customers of the new rules and to social distance. Whilst it was accepted that the City Council had a policy of clearing pavements of advertising matter, the Cabinet member was asked whether she was aware that the Government had advised councils to relax such rules to allow businesses to operate in the current climate and whether, at a time when it was essential for businesses to survive, the Council would reconsider the fine so as to avoid the impression that it was anti-business.

The Cabinet Member for Greener and Safer Chelmsford described the context in which the Council had helped traders in the City Centre and the business community generally through the administration of the financial support provided to them by the government during the coronavirus pandemic. She also referred to the steps the Council had taken with others to ensure that the public felt safe to return to the City Centre when the lockdown had eased and to facilitate the reopening of businesses.

The purpose of the restrictions on A boards in the City Centre was to enable more vulnerable people, including those with disabilities, to move around safely and without obstruction. Whilst some planning and licensing restrictions had been eased during the crisis, they did not relate to A boards. In accordance with the usual procedure, the A Canteen had been warned about the boards before being issued with a fixed penalty notice when it failed to remove the boards. Such notices could be appealed against in the Magistrates' Court.

The Cabinet Member emphasised the Council's wish to support local business during this challenging time but said that it also had a duty to look after the interests of those using the City Centre, which the restriction on the siting of A boards aimed to do.

- (b) How many trees had been planted by the Council alongside Creekview Road in South Woodham Ferrers in January 2020 with the aim of 'forming a new woodland for all to enjoy'; how many had 'taken' and were growing; and how and when the project was expected to become the new woodland.
- (c) I have been concerned to see the deplorable condition of Creekview Green in South Woodham Ferrers. This once beautiful space has been ruined—hardly an environmental success.

I would like to know

- How much ratepayers' money was spent on the initial preparation and planting?
- How many trees were planted at Creekview Green?

- How many have died?
- What plans are in place to replant the area or return it to greensward and at what cost?

Also, in view of the Council's stated ambitions for tree planting across Chelmsford, what actions are being taken to ensure this sorry situation does not happen elsewhere?

In response to the questions, the Cabinet Member for Greener and Safer Chelmsford said that the planting of the woodland at Creekview Green was part of the Council's 10-year campaign to significantly increase the amount of woodland and the proportion of tree cover in Chelmsford. With regard to the specific questions raised:

- 2,660 trees had been planted at the former hay meadow in Creekview Green between November 2019 and February 2020;
- 65% were establishing well. Some losses were to be expected but the proportion had been higher than normal owing primarily to the extremes of weather experienced since they had been planted. It was not possible to water individual whips but work had been carried out to give them the best possible chance to establish; and
- the cost of planting had been £2,557, the provision of fencing had cost £1,606 and work to gap up between whips and to plant new ones had cost £884, a total of £5,041.

The Cabinet Member said that the woodland was intended to be naturalistic and would establish over the next two to three years, with its current appearance improving as grass and flowers grew around the trees and mulch and other materials left over from the planting washed into the soil. Like other planting schemes, the new woodland at Creekview Green would ultimately provide environmental benefits and improve the quality of life of those living nearby or visiting the area.

(7.04pm to 7.24pm)

## 5. Members' Questions

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

- (a) Councillor R Massey on whether the Cabinet Member for Greener and Safer Chelmsford had visited Creekview Road to look at the planting scheme, and whether she was aware that Essex and Suffolk Water had laid a pipeline in the vicinity a few years ago that could potentially be damaged by oak saplings planted nearby.

The Cabinet Member said that she has assisted with the planting and had seen a recent video of the scheme. The presence of the water pipes had been taken into account when the planting had taken place and whilst it had not been intended to plant oak trees as part of the scheme any that affected the pipework would be removed.

- (b) Councillor I Roberts on when the public consultation on the Making Places and Planning Obligations Supplementary Planning Documents would be carried out.

The Leader of the Council said that Councillor Roberts would be given the precise dates after the meeting.

(7.24pm to 7.28pm)

## 6.1 Capital Programme Update and Provisional Outturn for 2019/20 (Fairer Chelmsford)

### Declarations of interest:

None.

### Summary:

The report to the meeting detailed capital expenditure incurred in 2019/20 and the resources used to finance it; set out variations to approved capital schemes and the Asset Replacement Programme; and presented a budget for asset replacements in 2020/21.

### Options

The report was factual and the consideration of options was therefore not relevant.

RESOLVED that the following be approved:

1. a new scheme and cost increases of £178,000, shown in Appendix 1 of the report to the meeting and detailed in paragraph 3.1 of the report; and
2. the proposed Asset Replacement Programme for 2020/21, the increase in scheme costs of £106,000 and the rephasing of spend of £129,000 from 2019/20 as shown in Appendix 3 and detailed in paragraph 4.2 of the report.

RECOMMENDED to the Council that it note:

1. the latest proposed budgets for capital schemes of £144.656m, shown in Appendix 1 and detailed in paragraph 3.1;
2. the outturn on the 2019/20 Asset Replacement Programme of £3.181m, shown in Appendix 3 and detailed in paragraph 4.1;
3. the Asset Replacement Programme for 2020/21 of £4.285m as shown in Appendix 3 and detailed in paragraph 4.2; and
4. the method of funding of the capital expenditure incurred in 2019/20, as set out in the table in paragraph 5.

(7.28pm to 7.33pm)

## 6.2 Treasury Management Outturn 2019/20 (Fairer Chelmsford)

### Declarations of Interest:

None

### Summary:

The report to the meeting detailed the findings of the annual review of the Council's Treasury Management function and the rates of return on investments in 2019/20.

### Options:

The report was factual and no options were presented.

### Discussion:

The Cabinet Member for Fairer Chelmsford reported that value of the Council's investments in the CCLA property fund had fallen by £200,000 in 2019/20 and had reduced further since. The fund was closed at present but was expected to reopen. Whilst the fund had been less beneficial to the Council recently, it had proved to be a good long-term investment and its performance would continue to be monitored by the Treasury Management and Investment Sub-Committee.

RESOLVED that the Treasury Management Outturn report for 2019/20 be noted and that the Council be recommended to endorse it.

(7.33pm to 7.36pm)

## 6.3 Medium-Term Financial Strategy (Fairer Chelmsford)

### Declarations of Interest:

None

### Summary:

A Medium-Term Financial Strategy for the period 2021/22 – 2025/26 was presented which was intended to serve as the framework for delivering a stable and sustainable financial position to enable the Council to achieve its strategic objectives and help to support the preparation of the 2021/22 budget.

The report also set out a Medium-Term Financial forecast, but recognising that the course of the coronavirus pandemic, and its effects on the Council's finances, were extremely difficult to predict, the Strategy would be further reviewed in the third quarter of 2020/21, ahead of budget setting for 2021/22. This would allow the assumptions used within the forecasting model to be refined using the most up-to-date data. It was important, however, that the Council considered the risks to its

financial position in a timely manner and put measures in place early to secure a sound financial position.

#### Options:

Approve or amend the Strategy submitted as Appendix 1 to the report.

#### Chosen Option and Reasons:

The proposed Strategy provided a framework to commence preparation of the detailed budget for 2021/22, taking account of the latest financial projections over the medium-term and the financial risks facing the Council.

#### Discussion:

The Cabinet Member for Fairer Chelmsford emphasised that the figures given in the report were likely to change as the financial effects of the pandemic became clearer and when the anticipated government support to local authorities was clarified. It was not possible to forecast the effect of the pandemic on the Council's finances over the coming years but the report gave a range of possible scenarios and it contained measures to balance the Council's budget in 2021/22.

In response to a question, the Cabinet Member said that the Minimum Revenue Provision (MRP) did not have an interest element associated with it. He explained that the life of an asset was not necessarily the same as the life of the borrowing for it and the MRP wrote off the asset over the period of its life in a variety of ways. The interest effect came from the broader impact of the cash balances on the Council, so that where more cash was going out and less coming in, there would be a reduction in income from investments. Given the current level of interest rates, however, the impact would be small.

Opposition Spokespersons expressed support for the Strategy and said that they would join Cabinet Members in making representations to the government for a fair system of financial support to the Council during the pandemic crisis. They also echoed the Cabinet Member's thanks and appreciation for the work of officers in Financial Services for preparing the Strategy and ensuring that the Council had adequate financial resources to maintain its services.

RESOLVED that

1. the Medium-Term Financial Forecast and the principal issues and risks associated with the forecast and considered in preparing the Strategy be noted; and
2. the Director of Financial Services, in consultation with the Cabinet Member for Fairer Chelmsford, be authorised to update the forecast and make any consequential changes to the report in light of measures arising out of the emergency budget expected on 8 July 2020, before presentation of the report to Council 22 July 2020.

RECOMMENDED to the Council that it approve:

1. the Medium-Term Financial Strategy 2021/22 – 2025/26 in Appendix 1 to the report to the meeting;
2. the approach to reserves set out at section 7 and at Appendix 4, including the transfer of reserves in both 2019/20 and 2020/21 to support the General Fund balance set out in paragraph 7.13;
3. the updates to the capital strategy set out in Appendix 3, which reflect the additional internal borrowing as a consequence of the transfers above; and
4. the budget guidelines for preparation of the 2021/22 budget set out at Appendix 5.

(7.36pm to 7.57pm)

## 7. Urgent Business

There were no items of urgent business

## 8. Reports to Council

The three reports at Item 6 required reference to the Council.

The meeting closed at 7.58pm

Chair



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## Chelmsford City Council Cabinet

8<sup>th</sup> September 2020

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### Replacement of the automatic flood gates and provision of lock to enable navigation between upper and lower Chelmer

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Report by: Cabinet Member for Greener and Safer Chelmsford

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Officer contact: Paul Van Damme, [paul.vandamme@chelmsford.gov.uk](mailto:paul.vandamme@chelmsford.gov.uk) 01245 606606

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#### Purpose

Chelmsford City Council Policy Board set up a Waterways Working Group to look at how to improve and encourage the varied use of the City's waterways and their adjacent paths and open spaces and to identify ways of involving the wider river and waterway user community.

One of the key areas of focus for the Working Group has been to explore ways to enable and improve navigation to the upper Chelmer.

In parallel with this, consideration has also been given to the future of the automatic flood gates on the River Chelmer. These gates are currently operated by the Environment Agency, but the EA have indicated that it can no longer justify the continued maintenance of the gates. It should be noted that when closed [most of the time] the gates retain water in the rivers in the City Centre. If the gates are not in place the water levels in the rivers through the City Centre would be very low and at times absent from the river channels. Finding a solution to retaining water levels in the City Centre rivers was identified as an urgent priority.

The Policy Board considered the preferred way forward proposed by the Waterways Working Group at the meeting on the 5 March 2020 and resolved to pursue the replacement of the automatic flood gates and provision of a lock to enable navigation between the upper and lower stretches of the River Chelmer as a combined solution. The Policy Board requested that Cabinet approve the commissioning of further condition surveys and detailed feasibility work to allow such a scheme to be developed, which is the subject of this Cabinet report.

## Options

1. Adopt the recommendations of the Policy Board of the 5 March 2020.
2. Not adopt the recommendations.

## Preferred option and reason

Option 1. Adopting the recommendations of the Policy Board would enable the Waterways Working Group to progress further feasibility work to enable the future management and maintenance of the water retention gates whilst providing opportunity to improve upstream navigation through the new lock proposal.

Under Option 2 the Council would not be able to progress the feasibility work to enable the future management and maintenance of the water retention gates.

## Recommendations

- 1 That Cabinet support the recommendations of the Chelmsford Policy Board in that:  
  
The replacement of the automatic flood gates and provision of a lock to enable navigation between upper and lower Chelmer, including costed options for hydro-electric/solar photovoltaic micro generation and a fish migration bypass (allowing migration past the flood gates/lock) be adopted as the City Council's agreed way forward and that further detail feasibility is undertaken to proceed to develop the scheme into a costed project for implementation, including exploring alternative funding sources to implement the project.
- 2 That the scheme to replace the water retention gates and new lock and the regeneration of Waterside scheme are considered alongside each other in the design stages to ensure compatibility and future proofing.
- 3 That the Director of Public Places in consultation with the Waterways Working Group is authorised to commission further detail feasibility work and engage with the Environment Agency and other relevant parties on these matters on the City Council's behalf.
- 4 That Cabinet agrees the proposal to use the approved budget for the River and Waterways Improvements Capital Scheme to enable the surveys and feasibility works detailed in paragraph 3.1 to be undertaken.

## 1. Background and Context

1.1 The Chelmsford Waterways Working Group key work streams were agreed follows:

- I. Consider the application of relevant Local Plan and other Council policies that relate to rivers and waterways to ensure consistency and synergy of approach
- II. Consider how best to engage with current river users and other key interested parties such as Essex Waterways Ltd and the Chelmer Canal Trust
- III. Improve liaison with the Environment Agency regarding the use, management and maintenance of the rivers in Chelmsford and river water quality generally
- IV. Explore current and future flood prevention measures [including devices to retain water in the City Centre all year round] and the impact these may have on the river environment
- V. Examine options to improve navigation on the rivers and waterways
- VI. Try to influence the approach taken so that future development proposals are complementary to the river environment, create attractive river frontages, help improve accessibility and provide opportunities to realise the recreational potential of the rivers and waterways
- VII. Consider opportunities to extend and improve green spaces adjoining the rivers and waterways, including options for greening of the canalised sections of the river to improve its appearance and attractiveness
- VIII. Promote schemes and activities that enhance the habitat, ecological and biodiversity value of the river corridors
- IX. Consider opportunities that could be taken to extend and improve the network of riverside footpaths and cycleways.

1.2. The Working Group meeting on 19 September 2019 focussed exclusively on ideas for improving navigation. A presentation was made by Roy Chandler on behalf of the Chelmsford River and Canal Link Group (CRACL) on a proposal to create a 'canal cut' between Springfield Basin and the River Chelmer. A technical appraisal of this proposal had been undertaken by Jacobs' specialist Civil Engineering division and Mr Mark Sherlock-Smith (of Jacobs) presented the findings from this review.

1.3. Consideration was also given to the future of the automatic flood gates on the River Chelmer. These gates are currently operated by the Environment Agency, but the EA have indicated that it can no longer justify the continued maintenance of the gates. It should be noted that when closed [most of the time] the gates retain water in the rivers in the City Centre. If the gates are not in place the water levels in the rivers through the City Centre would be very low and at times absent from the river channels. Finding a solution to retaining water levels in the City Centre rivers was clearly identified as an urgent [the main] priority.

1.4. The suggestion was made and supported by the Working Group that a single structure that combines the ability to retain water in the rivers as well as providing improved navigation to upstream areas was likely to be the most practical, realistic and affordable solution.

- 1.5 The finalised study was considered at the meeting of 22 January 2020 and the Working Group resolved to recommend this option as the preferred way forward.
- 1.6 The scheme to replace the water retention gates and new lock need to be considered in the context of the Chelmer Waterside Regeneration. The replacement of the automatic flood gates and the new lock is part of the wider regeneration of Chelmer Waterside. Chelmer Waterside is identified in the Chelmsford Local Plan as a strategic growth area. The area has the potential capacity to accommodate a further 970 new homes within the new Chelmer Waterside neighbourhood. Realising the development of Chelmer Waterside is challenging as it is a highly constrained location made up of a range of sites, some with significant constraints, including access, land contamination and the presence of gas mains.
- 1.7 The City Council has secured up to £10.7m from the Government’s Housing Infrastructure Fund to tackle these constraints and this provides an opportunity, previously unavailable, to realise the potential of Waterside to deliver new homes within a high-quality sustainable neighbourhood. As a first step, a new access road and bridge is being promoted to enable a new access to the neighbourhood (pre application consultation closed 24 August 2020 and the planning application is scheduled for later this year). It is critical that the various elements of the regeneration of Waterside are compatible and each element, including the new lock and replacement flood gates is being carefully considered in the design stages to ensure compatibility and future proofing.

## 2. Proposals

- 2.1 Replacement of the automatic flood gates and provision of lock to enable navigation between upper and lower Chelmer requires further feasibility and survey works as follows; -
- I. Investigate the existing feeder channel and scope out the requirements to sustain adequate water levels in Springfield Basin, including recommendations for a replacement channel or improvements to the existing channel. Estimated fee requirement at £20k.
  - II. Undertake a detail condition survey of the current automatic water retention gates’ concrete abutments and sub structures to ascertain the structure’s projected lifespan and recommend suitability for re-use as part of the replacement gates; and/or requirements for replacing the abutments and sub structures. Estimated survey and fees requirements at £87k (including lowering water levels to enable detail inspection and taking core sample).
- 2.2 This feasibility and survey work will be informing the next phase of work. To progress the scheme further, detail design study, option appraisals and cost estimates to replace the automatic water retention gates, lock, fish migration bypass and micro hydro generation will be required to a pre-build/tender stage. The cost of this work and

construction phasing/estimates will be confirmed in due course and referred to Cabinet for further approval.

- 2.3. The feasibility study “Chelmer Automatic Weir Replacement - 17 January 2020” was considered by the Waterways Working Group at the meeting on 22 January 2020 recommends the most feasible and cost-effective option to be; -
- I. To replace the existing automatic weir gates with the new automatic weir gates (new gate design i.e. either all radial or all tilting)
  - II. To include lock and lock gates located on the north bank of the river Chelmer alongside the automatic gates (including fish migration bypass).
  - III. A high-level cost and programme estimation for the replacement of the weir gates, including the provision of the new lock gates and associated civil work was undertaken. This estimated the cost to be approximately £6 million with a programme duration of approximately two years. [It should be noted that some elements of a potential scheme were not costed at this stage]
  - IV. Options to provide a new feeder channel to Springfield Basin were also considered.
  - V. The study also considered to incorporate hydro and solar micro electricity generations as part of the scheme [not costed]
- 2.4 The Waterways Working group recommends this outcome.

### 3. Financial Implications

3.1 The survey and feasibility work as per item 2.1 requires the release of £107k from the City Council’s Capital programme.

3.2 At Council in February 2020 a £600,000 budget was approved as part of the Capital Programme for River and Waterways Improvements. Details of the approved scheme are as follows:

‘This scheme proposes to improve the environmental quality, attractiveness and recreational use of the rivers and waterways and associated green corridors in the City Centre and surrounding areas. If the full potential of the rivers and waterways is to be realised, a combination of low-cost actions and larger scale high impact projects requiring significant capital investment will be required. It is anticipated that many of the larger scale improvements will be integrated into the development of specific sites, or resources will be secured through planning obligations. An allowance of £600k over a 3-year programme will be required for works that cannot be resourced through site development plans and will not be delivered by the Green Infrastructure Plan’

3.3 Sources of external funding to support the delivery of the scheme will continue to be sought.

- 3.4 Commissioning this further survey, feasibility and design work does not commit the Council to proceeding with these proposals, but allows the viability, design solution and potential level of investment that will be required to be determined. The Council will only then be in a position to decide whether the scheme should be taken forward and in what form.
- 3.5 It should be noted that if the scheme to replace the water retention gates and lock do not go-ahead following feasibility and design that any costs incurred to that point will need to be transferred to revenue budgets.
4. Conclusion
- 4.1 The retaining of water levels in the City Centre rivers was clearly identified as an urgent [the main] priority, whilst improvements to navigation were also identified as a priority [linking the upper and lower Chelmer, thus providing navigation opportunity into the City Centre].
- 4.2 A detail condition survey of the existing water retention structure and further feasibility work is required to progress these proposals into a costed detail design scheme as the basis of the work needed to assemble funding to implement this as the City Council's preferred option.
- 4.4 It is proposed that the Director of Public Places in consultation with the Waterways Working Group is authorised to commission further detail feasibility work and engage with the Environment Agency and other relevant parties on these matters on the City Council's behalf.

#### List of Appendices

None

#### Background papers

1. Chelmer Automatic Weir Replacement Report

## Corporate Implications

### Legal/Constitutional:

The Policy Board Waterways Working Group considered the matters raised in this Cabinet report and support its recommendations. This was confirmed and supported at the 5th March 2020 Policy Board meeting.

### Financial:

Allocate funding from the River and Waterways Improvements Capital Funding scheme to enable the above detail survey, feasibility, design and cost estimating work to be undertaken at a total estimated cost of £xxxx

### Potential impact on climate change and the environment:

None

### Contribution toward achieving a net zero carbon position by 2030:

None

### Personnel:

None

### Risk Management:

The proposals are intended to mitigate the risk to the water retention gates falling into disrepair or loss altogether, leading to the loss of river water levels in the Chelmsford Town Centre and beyond.

### Equality and Diversity:

None

### Health and Safety:

None

### Digital:

None

### Other:

None

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Consultees:

Chelmsford City Council Waterway Working Group and Policy Board.

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Relevant Policies and Strategies:

There are no relevant policies and strategies in relation to this matter

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## Chelmer Automatic Weir Replacement

### Chelmer Automatic Weir Replacement

B355374A-JAC-XX-XX-RP-C-0010 | P02

17/01/20

Chelmsford City Council

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#### Document history and status

Revision	Date	Description	Author	Checked	Reviewed	Approved
P01	18/12/19	Draft	RJ	JC	SP	MSS
P02	17/01/2020	Final	RJ	MSS	MSS	MSS

#### Distribution of copies

Revision	Issue approved	Date issued	Issued to	Comments
P01	MSS	18/12/19	CCC & Roy Chandler	Draft report for Comments
P02	MSS	17/01/20	CCC & Roy Chandler	Final Report

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## Chelmer Automatic Weir Replacement

Project No: B355374A  
Document Title: Chelmer Automatic Weir Replacement  
Document No.: B355374A-JAC-XX-XX-RP-C-0010  
Revision: P02  
Document Status: Final  
Date: 17/01/20  
Client Name: Chelmsford City Council  
Client No: -  
Author: RJ  
File Name: Chelmer Automatic Weir Replacement Rev P02

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**Appendix A. Photograph - 2018 Condition Survey**

**Appendix B. Photograph 2018 Visual Survey**

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## List of Abbreviations

AEP	Annual Exceedance Probability
AOD	Above ordinary Datum
CCC	Chelmsford City Council
EA	Environment Agency
FAT	Factory Acceptance Test
H&S	Health and Safety
KGAL	Kenneth Grubb Associates Ltd
LHS	Left Hand Side
MEICA	Mechanical Electrical Instrumentation Control and Automation
NV	Non-Viable
O&M	Operational and Maintenance Manual
PV	Photovoltaic
RHS	Right Hand Side
UK	United Kingdom
VC	Viability Criteria
VWU	Viability with Uncertainty

## Executive Summary

This document reports the findings of an optioneering study conducted at the request of Chelmsford City Council (CCC) to investigate potential options and associated cost for replacement of the existing automatic gates and weir structure on the River Chelmer. This is a follow-on study from the Chelmsford Canal Cut Technical Review undertaken by Jacobs on 24 July 2019.

Based on the output from the option appraisal, Option 5 was selected as a preferred solution:

- Replace the existing automatic weir gates with the new automatic weir gates (new gate design i.e. either all radial or all tilting) with inclusion of lock gates on one side of the river bank.

A design life for the automatic weir has not been agreed. For the purpose of this study we have reviewed an initial design life of 50 years.

The preferred options assume that the existing concrete piers and abutments are in a suitable structural condition to provide the 50 years design life. It is recommended that an extensive survey of the existing concrete structures should be undertaken to determine its residual design life. Due to the age of the structure (50 years+) there is an inherent risk that a number of elements are not in an acceptable condition to meet the design life. In this instance it is advisable to re-construct the existing structures, piers, abutments etc. The cost and programme estimate given in this report will need to be revisited in this case.

The selected option meets the two key objectives specified by the client:

1. Retention of water within the existing channels of the Rivers Can and Chelmer in the City Centre;
2. Enabling navigation upstream of the structure.

As part of this feasibility study, a high-level cost and programme estimation for the replacement of the weir gates, including the provision of the new lock gates and associated civil work was undertaken. This estimated the cost to be approximately £6 million with a programme duration of approximately two years.

## 1. Introduction

### 1.1 Purpose of Report

This feasibility study considers and provides qualitative assessment of the various options for the replacement of the existing automatic gates and weir structure on the River Chelmer. The study seeks to identify the most appropriate option that meets the objectives of:

- Retention of water within the existing channels of the Rivers Can and Chelmer in the City Centre;
- Enabling navigation through or around the weir structure.

For the purpose of the report it is assumed that the automatic weir should have a design life of 50 years. Additional maintenance requirements will be necessary throughout this period to satisfy this requirement.

### 1.2 Background

Chelmer Waterside is a major regeneration site to the south-east of Chelmsford City Centre. The Chelmsford Local Plan identifies a number of development sites, primarily for residential purposes, that will deliver potentially up to a further 900 new homes. To facilitate this, the City Council has commissioned the design of a new access road and has secured government funding for this via the Housing Infrastructure Fund. The road must be delivered by March 2022.

Following the publication of the Chelmsford Canal Cut Technical Review in July 2019 and presentation to the Chelmsford Waterways Working Group in September 2019, the City Council wishes to commission a study that considers an alternative to the Canal Cut.

The existing automatic gates and weir on the River Chelmer are currently maintained by the Environment Agency (EA), although the Agency has indicated that it may serve notice on the Council that they will relinquish this responsibility in the near future (reasonably expected to be in the next five years).

The structure provides two core functions:

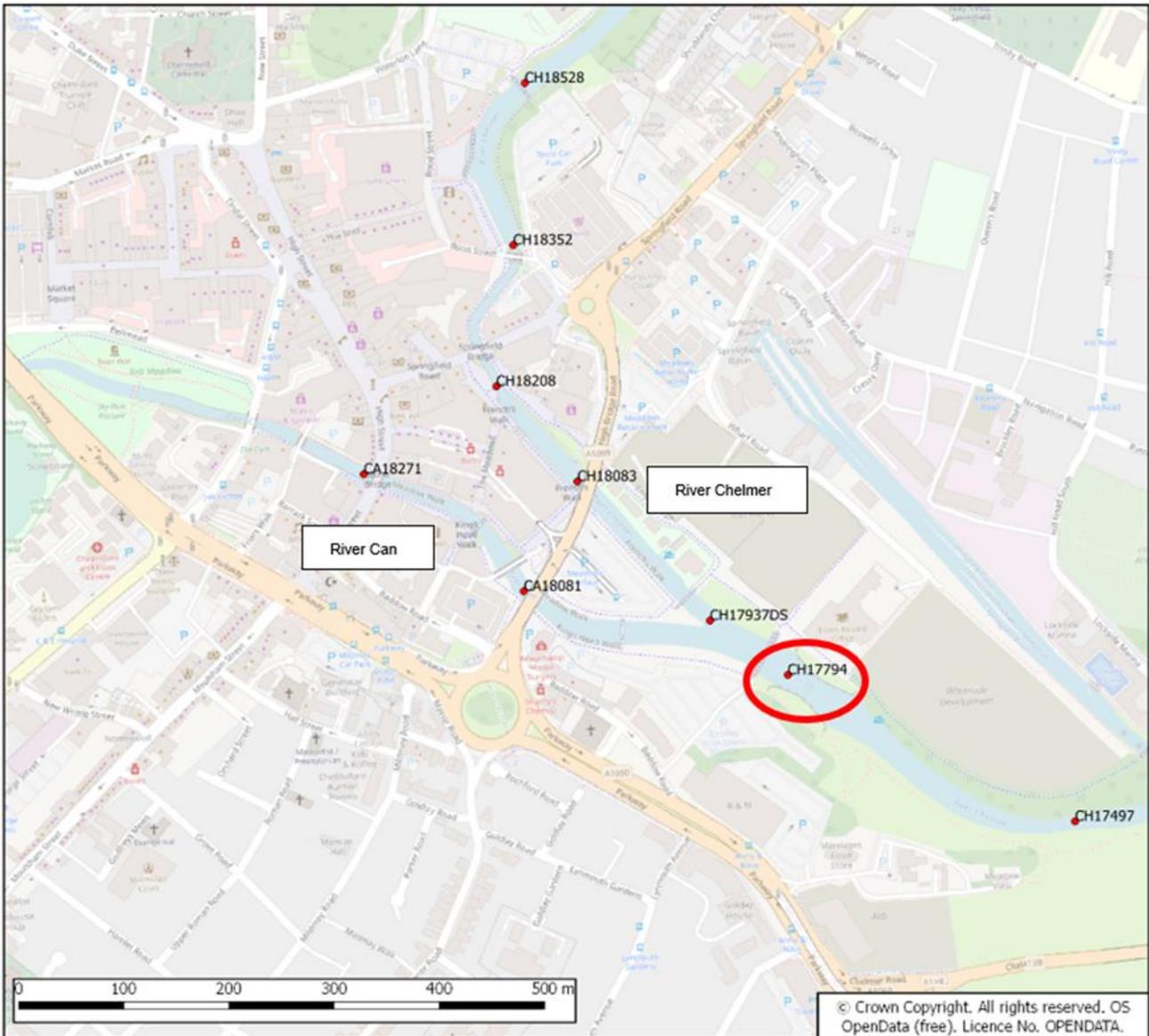
- a. Retention of water within the channels of the Rivers Can and Chelmer in the City Centre;
- b. Control and release of flood water into the flood plain south-east of the structure.

An objective of the City Council is to maximise the use of the City's waterways and this is a core objective of the Council's Corporate Plan.

### 1.3 Site Overview

The Chelmsford Automatic Weir Structure (see red circle in Figure 1) on the River Chelmer is located adjacent to the Essex County Record Office (Grid reference: TL 717064). The structure on the River Chelmer in the South Essex Catchment consists of two radial gates and one tilting gate. The flood defence structure constructed in 1965 is integral to the standard of flood protection offered to Chelmsford.

Figure 1: Existing Chelmsford Automatic Weir Structure



### 1.4 Land Ownership

At the time of writing this report, the land available in the vicinity of the existing weir structure is assumed to be owned by CCC. This should be confirmed during the next phase of works.

## 2. Condition Surveys

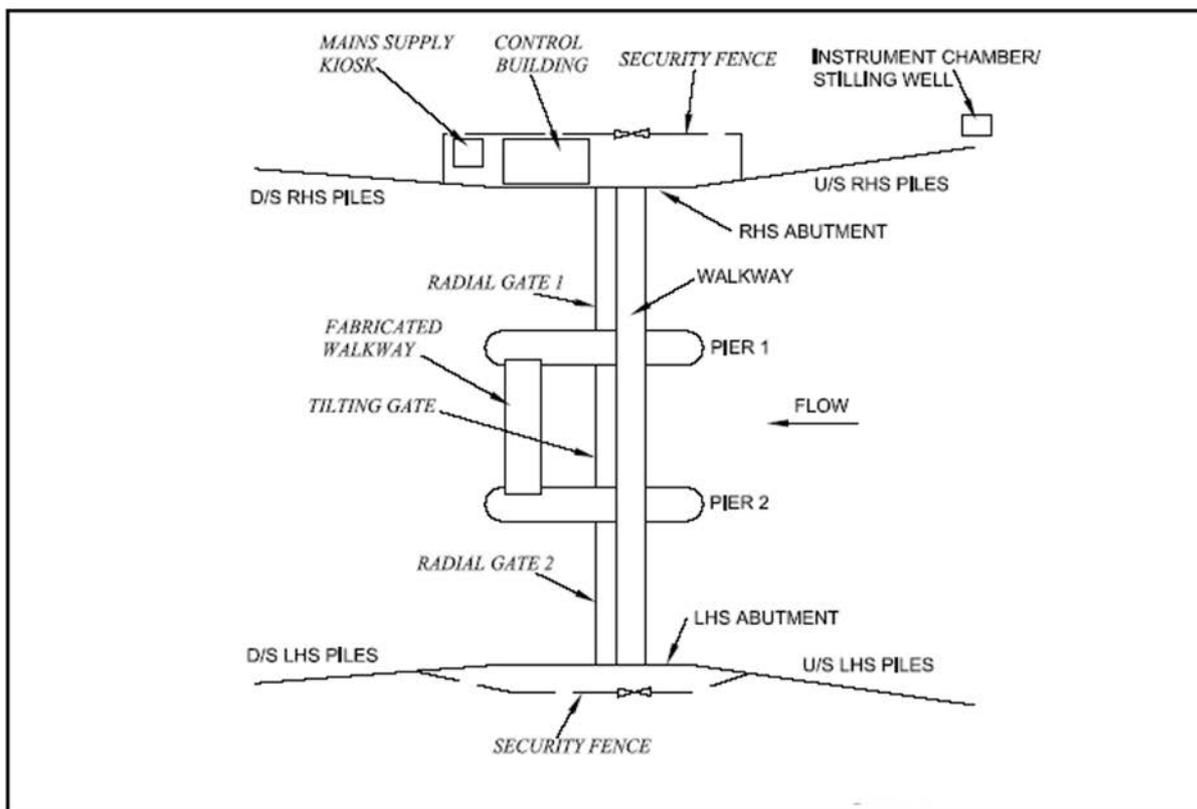
The site survey conducted as part of this study was a high-level visual inspection from the river banks, close inspection of the weir structure and its operating components were not undertaken. Some of the photographs taken during the survey are included in Appendix B and a summary is provided in section 2.3.

Previously, there have been two other condition surveys of the existing site:

- 1) A detailed condition survey of the existing site was undertaken in July 2004 by Halcrow Group Limited and Kenneth Grubb Associates Ltd (KGAL) to establish the extent of the refurbishment works (if any) that is required to give the sites a further 25 years of design life. A summary of the condition report is provided in Section 2.1.
- 2) A condition survey by Jacobs in 2018, see Summary in Section 2.2, and photographs in Appendix A.

Figure 2 shows the layout of the existing weir structure. The summary of the survey provided in the following sub-section is in chronological order.

Figure 2: Layout of the existing weir structure



### 2.1 Detailed Condition Survey - October 2004

The site was visited over a four-day period (6-7 July 2004) and (15-16 July 2004) in order to conduct a mechanical, paint, electrical and civil survey. This was to accommodate difficulties experienced in the successful dewatering of each gate structure. The civil and electrical surveys were conducted by Halcrow personnel. The mechanical and paint survey was carried out by KGAL.

The EA Emergency Workforce dewatered the structure to facilitate a detailed inspection whilst undertaking minor repair works (gate seals).

The following sub-sections provide a summary of key findings from the condition survey for the mechanical, civil and electrical areas:

### 2.1.1 Mechanical Condition Summary

The general condition of the site was good and well maintained particularly the motor, gearboxes and other mechanical parts.

When Radial Gate 1 was used for controlling the river water levels (whilst the other two gates were stop logged off for dewatered inspection), considerable gate vibration was evident. However, Radial Gate 1 was also tested under automatic operation which did not produce the same level of vibration, and therefore it is not deemed to be a normal operating condition.

It was noted that access to the wire rope drum covers were considered a health and safety risk. Some thought should be given to modifying the handrailing to enable better access, such as a lockable gateway.

The gate operations appeared to work well under automatic control although the end travel stops on the centre gate was previously reported to have had issues. i.e. the gate had previously been reported to have come off its track.

Both radial gates had seized thrust wheels which also required some adjustment to position them closer to the side walls. It was recommended that this should be addressed in the short term as the gates could become damaged if the wheels are not corrected and the gates collide with the supporting concrete abutments.

The seals were working well and look in good condition except for the small leak on Radial gate two. Recommendation was made to change the bottom 'P' seal on the centre tilting gate.

Due to the lack of safe access and the location of the gates, refurbishment of the gates, painting and seal changes would be difficult to carry out.

The required replacement of parts and quick repairs to the motors and gearboxes was highlighted as an issue due to the age of the components.

The sections of fencing around the main structure needed replacing / repairing and re-painting. The main area of concern was the intersection between the horizontal and vertical members.

The galvanised cable trays were found to have no covers and in certain areas were starting to show corrosion. The removable cover plates above the arm pivots needed re-painting.

There was no access to the downstream face of the centre tilting gate as there are no downstream stoplog grooves.

The general condition of the control building was poor and it was difficult to access all sides of the building as one side is on the water's edge. The building may also contain harmful substances such as asbestos. It was not known if these materials were present and therefore it was not known how safe the building was to enter. The controls panels inside however, were only a few years old and are in good condition.

### 2.1.2 Civil Condition Summary

- **Upstream/Downstream LHS Piles**

All piles appeared to be in a good condition except for deterioration to the paintwork. There were no visible cracks to the concrete capping which were in a good condition. However, it is noted that the failure of the sheet pile wall had previously occurred, and these were consequently strengthened by anchoring back the sheet pile

wall with tie anchors. Details of the strengthening works have not been reviewed at this stage and the structural capacity of this section of wall is unknown.

- **Upstream/Downstream RHS Piles**

The steel pile wall was in good condition with no noticeable deviation from vertical. The concrete capping beam is also appeared to be in good condition. Paintwork degradation was as expected in this environment with minimal maintenance

- **Channel Access Steps**

Access to the channel is possible by step irons which are located downstream of the gates to both abutments and piers. They are poorly positioned behind guardrails and would be very dangerous to use.

- **Left Hand Side Abutment**

The reinforced concrete wall was in good condition as were the concrete capping stones. The flexible jointing between the capping stones was reported to recently been replaced and was in a very good condition. An area of limestone pitching to the downstream left bank wall at its interception with the downstream sheet pile wall had a considerable vegetation growth. At the time it was recommended to remove vegetation to avoid any significant structural damage to the structure through root growth.

- **Right Hand Side Abutment**

The right-hand side abutment is constructed from reinforced concrete and was in a similar condition to the Left-Hand Side Abutment. Radial Gate No 1 had been isolated during the visit exposing concrete which would normally be below the water line. All the concrete normally below water level was in good condition with no signs of spalling or major aggregate exposure. An area of limestone pitching to the downstream right bank wall at its interception with the downstream sheet pile wall had considerable vegetation growth. This should be removed, and repair undertaken to avoid any significant structural damage to the structure through root growth.

- **Pier 1 & 2**

Pier 1 and 2 are constructed from reinforced concrete and was generally found to be in a fair to good condition. Pier 1 leading edge formed section of concrete, adjacent to the tilting gate lifting mechanism had broken away, however the breakage did not appear to have exposed reinforcement. There were areas of efflorescence growth at both Piers what appeared to be construction formwork joint lines on the vertical faces. Mass concrete steps to the walkway, while very narrow, were in good condition.

- **Walkways**

The walkway appeared to be constructed from precast concrete slabs, resting on concrete support beams which are simply supported between the abutment walls and the intermediate piers. The concrete walkway slabs showed signs of frost damage causing splitting of the exposed ends of several beams and rebar exposure.

The concrete support beams sitting under the concrete slabs were all in good condition; however, the middle beam on the upstream face had moved approx. 20mm from its normal seating position on pier 2.

In the long term it was advised that consideration should be given to the replacement of the walkway.

The recently constructed walkway, attached to the structure, downstream of the centre gate was constructed from 2 off 350 x 180 x 6.9 long, I-beams, with galvanised floor plates and handrail, all were in good condition. However, the galvanised floor plates were suspended over the concrete pier surface which presented a potential trip hazard.

- **Instrument Chamber/ Stilling Well**

The chamber which is located under a very heavy steel cover was constructed from reinforced insitu concrete and was in very good condition. Consideration should be given to the replacement of the cover with a new cover of lightweight material.

- **Paintwork**

For the centre tilting gate further survey was recommended to check the damage to the paintwork. In general, the paintwork on both Radial gates appeared to be in good condition with small amount of painting required on the downstream side as corrosion could be seen at the water level and bolt fixings. Considerable amount of algae was present on and around the gates.

### 2.1.3 EC&I Condition Summary

The EICA inspection was carried out with the following limitations:

During this inspection, Radial gate 1 was operated. Radial gate 2 and the Tilting gate were not moved.

Due to the threat of strong winds and inclement weather, the gearbox covers were not removed, and close inspection of the gate control limit switches was not possible.

The drawings, certificate and datasheets were provided by the client for the EC&I components, which were inspected by Halcrow engineer and recommendation are made within the report. A brief summary of some of the main components is provided here:

- **MCC Sections**

All equipment related to the MCC Incomer, Common Control, Tilting Gate, Radial Gate 1 and 2 and Distribution Board section appeared to be in good condition and according to the operator is in good working order. The panel was clean and dry both inside and out with no visible signs of vermin ingress. Foam rubber seals on the doors and gland plates were in good condition.

- **Radial/Tilting Gate Operating Mechanisms**

For all three gates the main motor and brakes appeared to be in good working order with no visible damage. The main motor was operated and a running current of 3Amps was noted. This appears to indicate that there are no major problems. The cabling in the enclosure is undamaged where visible.

Equipotential earth bonding is fitted and in good condition. There is however, some oxidation of metalwork where earth cabling is connected to the local steel framework. All protective covers are fitted with no missing screws and are in good condition. The emergency stop mounted outside the protective covers is undamaged

- **Instrumentation**

The following field instrumentation is installed:

- **Multiranger Ultrasonic probe**
- **'Top hat' level electrodes.**

All the above are located in a concrete chamber adjacent to the gates. Access security is good with strong steel covers over the chamber being padlocked. All equipment listed above appeared to be in good condition and according to the operator was in good working order.

- **Cabling**

Galvanised Heavy Duty Return Edge tray work was well routed and fixed to provide adequate cable routes.

The main cable tray entry into the kiosk was not adequately sealed. Expansion foam used to fill the cable transit has deteriorated with age. Earth bonding straps were not fitted to some tray work joints.

- **Earthing**

Equipotential earth bonding was provided using 16mm sq green/yellow stranded copper wire. The earth bonding appears to be continuous with the following exceptions. (As previously listed).

- **Cable tray joints not all bonded.**
- **Oxidised steelwork where earthing was connected in the field.**

One earth rod was provided for connection of the main earth from the installation. This again was a 16mm sq stranded copper green/yellow wire. There were no test records were found onsite.

- **Lighting Protection**

Lightning surge protection appears to be provided for the telemetry only. (Unit observed in corner of kiosk). However, no documents/drawings were found in order to confirm this. No other lightning protection systems were observed.

- **Kiosk**

The kiosk is used as a store for site safety equipment and tools. This storage has created clutter and tripping hazards around the MCC. Access to the rear of the MCC was not possible due to aluminium ladders stored behind the panel. Tools and lifting equipment are stacked against cable routes. First aid kits and other items are stored on top of the MCC.

## 2.2 Condition Survey - Summer 2018

The site survey was undertaken in summer 2018 with the following people present: John Cowley (Jacobs Mechanical Engineer), James Eustice and John Withycombe (both Electrical Engineers and are Environment Agency Operatives).

This condition survey involved site walk around and visual assessment of the existing weir concrete structure, mechanical and electrical components. Access to the weir structure and operating mechanism (i.e. gearboxes, motors and electrical instruments) was provided by the EA operatives. Some of the photographs taken during the site survey are included in Appendix B. At the time of this condition survey, the site, in general, was found to be in a good condition with the following exceptions:

- Gearboxes – signs of grease build up on the gear teeth.
- Gate structure – some signs of corrosion and deterioration of the paintwork on the gate structure.
- The control building – was in poor condition. Deteriorating paintwork and the location of the building was identical to that found in the 2004 survey.
- Slab on the bridge – pre-cast concrete slabs on the footbridge showed signs of cracks and gaps.
- Painting – general condition of paintwork was poor i.e. handrails, shaft covers, casings and all gate structures seemed to have deteriorating paintwork.
- Vegetation – there were signs of some vegetation growth near the downstream sheet piles/abutment.

## 2.3 Visual Survey - November 2019

The survey was undertaken on 4 November 2019 with the following personnel present: Raj Joshi (Jacobs), Roy Chandler (Independent Consultant), David Ford (CCC).

This was a high-level basic visual inspection of the existing weir structure from the river bank. The purpose of the survey was to provide an overall condition of the visible elements of the Automatic Weir and to provide a visualisation awareness to inform the options report. Overall the visible areas of the weir structure appeared to be in a good condition – Refer to Survey Photographs in Appendix C.

The weir concrete structure, fabricated walkway, flood gates, upstream and downstream sheet piles and security fences all seemed to be in a good condition, with slight discolouration of the central piers which is expected due to age.

As found during previous surveys, the general condition of the control building still appeared poor. The location of the control building does not allow all round access as shown in photographs. It is therefore recommended to either replace, redesign and/or maybe relocate the control building further away from the river bank which will provide all round access and better view of the weir structure.

A considerable amount of algae was present on river which was contained by the upstream safety boom. There were no signs of algae growth around the weir structure and the gates.

There were some signs of vegetation growth on the downstream RHS and LHS Sheet Piles.

### 3. Assumptions

The following assumptions are made in this report:

1. During the 2019 site visit there was no access provided to the existing Mechanical, Electrical, Instrumentation Control and Automation (MEICA) equipment. The survey was a visual survey from the river bank. However, from the June 2018 visual inspection of the MEICA components it was suggested that the MEICA components are in similar condition to what was indicated in the 2004 report. Thus, it is assumed that MEICA components are in same condition as found during the 2018 site survey.
2. Condition of the existing weir's concrete structure below the water level is not known therefore, in the absence of any reports of any signs of deteriorating performance it is assumed to be in fair condition. However, further underwater and intrusive investigation of the existing concrete structure should be undertaken to assess its condition and determine the more accurate residual design life.
3. It is not known if, the immediate work highlighted during the 2004 site survey was undertaken by EA therefore, in this study it is assumed that all work highlighted in 2004 has been completed.
4. It is assumed that the existing concrete structures are currently designed to withstand the forces exerted by the new gates.
5. Design life requirement is 50 years, with interim maintenance periods where necessary.
6. The road bridge to replace the existing Bailey bridge, upstream of the weir structure, should allow navigation under the bridge and the abutments and piers need to consider this navigation.
7. The Chelmer and Blackwater Navigation gauge is given as 60ft (18.3m) length and 16ft (4.9m) beam in "The Canals of Eastern England", Boyes & Russell and "The Inland Waterways of Great Britain", LA Edwards. However, it is given as 58ft (17.6m) length and 15ft (4.5m) beam on the IWA website. For the purpose of this report the larger gauge will be assumed to be the 'constructed gauge'. So, the new lock constructed gauge will be taken as 60ft (18.3m) length and 16ft (4.9m).
8. The 20%, 5%, 1.33%, 1% and 0.5% Annual Exceedance Probability (AEP) events have been considered to assess the impact on flood risk and flow rate for the chosen option.
9. The water head for the fixed weir option was based on the assumed minimum acceptable crest height of 150mm below 'normal operating level'. It is assumed that some reduction in this level during low flows would be acceptable from a navigation perspective, however further reduction in level is unlikely to be acceptable.
10. Preliminaries including site setup, mobilisation, welfare etc have been assumed to be approximately 20% of the total cost.
11. The total programme duration of 2 years estimated in this report is for indicative purposes only. It does not take into consideration concept and outline design phases, as it is assumed that the concept and outline design phases are already complete and approved prior to undertaking the design and build stage.
12. The total estimated cost for option 5 is based on the assumptions provided in Table 7.
13. Costs associated with replacing concrete piers, abutments, re-routing services (including gas pipes), renewable energy devices have not been included in this assessment.

## **4. Optioneering process**

The optioneering study consisted of three phases:

- Phase one: Option Generation;
- Phase two: Option Viability Assessment;
- Phase three: Option Appraisal Assessment.

During each phase of the optioneering process, the representation from the following areas were consulted prior to moving on to the next phase of assessment:

- Civil
- Flood Modelling Team
- Mechanical

## 5. Option Generation

The first phase of the optioneering was to perform option generation. This was conducted through a simple brainstorming session of options which would align with the initial brief. The below table identifies the initial long list of options considered.

1. Do nothing	2. Replace automatic weir with fixed weir with the inclusion a navigational channel (with lock gates) on the bank either side of the weir.	3. Keep/maintain the existing weir with the addition of a new lock gate in the existing weir structure for navigation.
4. Replace the existing automatic weir gates with the new automatic weir gates (new gate design, 2 gates instead of 3) with inclusion of lock gate into one side of the existing structure to provide navigation.	5. Replace the existing automatic weir gates with the new automatic weir gates (new gate design) with inclusion of lock gates on one side of the river bank.	6. Completely remove the existing weir and rebuild the new weir structure (including new gates/operating system etc) further downstream with a lock on one side.
	7. Replace the existing weir both the concrete structure and gates with the new type of weir design (i.e. higher weir structure, different type of crest) and the new weir gate design with, lock on one side of the river bank for navigation.	

## 6. Option Viability Assessment

The second phase of the optioneering process was to perform an option viability assessment. The aim of this assessment was to screen out options that are non-viable because they do not satisfy specific non-tradeable requirements. These non-tradeable requirements are captured in Viability Criteria (VC), which are typically closed questions that elect binary (pass/fail) answers. Options are then classified depending on the extent to which they satisfy the specific VC that are being considered.

For this optioneering study, the following VC were identified:

**VC 1:** Is the proposed option technically feasible within existing site condition?

**VC 2:** Will the proposed option enable navigation through the river?

**VC 3:** Does the option have an effect on the flood impact upstream of the river and can the water level be maintained as required?

These VC were applied to the options which were previously generated, and each option was identified as either:

**Viable (V)** – a high level of confidence that the option satisfied the VC;

**Viable with Uncertainty (VWU)** – the option may satisfy the criterion;

**Non- Viable (NV)** - highly unlikely that the option would satisfy the criterion.

The proposed outcome for each option was discussed with the civil and flooding team, and the agreed outcome was summarised for each option in Table 1.

Table 1: Long List Viability Assessment Results

Option	Options Description:	Viability Criteria	Viability	Result	Basis
1	Do nothing	Feasibility	V	NV	Do nothing in this context only implies minor refurbishment work to the existing structure. This option therefore is considered Non-Viable on the basis that it is not possible for vessels to navigate through the weir with the existing weir structure only. In addition, Based on the conclusion of the condition survey report in October 2004 it was recommended to replace the existing sluice gates, operating mechanism, instrumentation etc to extend the design life by 25 to 50 years. Some of the components have been in service since 1960 and are at end of their design life with many parts obsolete. Failure of the gate operating mechanisms and gate structure itself will impact the water level and flood risk.
		Navigation	NV		
		Flood Impact/water level	NV		
2*	Replace the automatic weir with a fixed weir (i.e. no gates, only the concrete structure to control the water level) with a lock gate on one side of the river bank for navigation of the vessels	Feasibility	V	NV	A fixed crest weir which maintains sufficient upstream water depth for navigation and does not increase flood risk would need to be in the order of 700m wide. It is not viable to provide a structure of this size. Therefore, it is not possible to provide navigation and have fixed weir option at the same time.
		Navigation	V		
		Flood Impact/water level	NV		
3*	Keep/maintain the existing automatic weir (i.e. Radial/tilting gates) with addition of a new lock gate into the existing weir structure for navigation	Feasibility	NV	NV	On the basis that the existing weir gates have been in service for more than 40 years with deteriorating condition as per the survey and therefore, would not meet the requirement of meeting further 20 year design life. Replacing one of the existing gates with a lock structure would increase water levels and flood extents upstream. Potentially extensive further works to mitigate this increase in flood risk would be required.
		Navigation	V		
		Flood Impact/water level	VWU		
4	Replace the existing automatic weir gates with new automatic weir gates (new gate design, 2 gates instead of 3) with inclusion of lock gate into one side of the existing structure to provide navigation	Feasibility	V	V	Assumes that the overall structure would be widened so that the new gates would provide comparable flow capacity to the existing gates.
		Navigation	V		
		Flood Impact/water level	V		
5	Replace the existing automatic weir gates with a new automatic gated weir (new gate design) with inclusion of lock gates on one side of the river bank.	Feasibility	V	V	
		Navigation	V		
		Flood Impact/water level	V		
6	Completely remove the existing weir and rebuild a new weir structure (including new gates/operating system etc) further downstream with a lock on one side.	Feasibility	VWU	VWU	At the time of this study it is difficult to predict impact the new location will have on the given criteria, a full survey of the new location will need to be done with extensive modelling and survey.
		Navigation	VWU		
		Flood Impact/water level	V		
7	Replace the existing weir both the concrete structure and gates with the new type of weir design (i.e. higher weir structure, different type of crest) and the new weir gate design with, lock on one side of the river bank for navigation.	Feasibility	V	V	
		Navigation	V		
		Flood Impact/water level	V		

\*Hydraulic/Flood Modelling of option 2 and 3 was undertaken to check the validity of the given explanation in the table above, See Section 11.4 for the detail description of the hydraulic option assessment of these two options.

The output of the viability assessment was that the following options, see Table 2, were either V or VWU:

Table 2: Summary of Viable or Viable with Uncertainty

Summary of selected options	
V and VWU Options	Description
4 (V)	Replace the existing automatic weir gates with the new automatic weir gates (new gate design, 2 gates instead of 3) with inclusion of lock gate into one side of the existing structure to provide navigation.
5 (V)	Replace the existing automatic weir gates with the new automatic weir gates (new gate design) with inclusion of lock gates on one side of the river bank.
6 (VWU)	Completely remove the existing weir and rebuild the new weir structure (including new gates/operating system etc) further downstream with a lock on one side.
7 (V)	Replace the existing weir both the concrete structure and gates with the new type of weir design (i.e. higher weir structure, different type of crest) and the new weir gate design with, lock on one side of the river bank for navigation.

## **7. Option Appraisal**

The third phase of the optioneering process was to perform an Option Appraisal assessment to enable the identification of the preferred option. The four options agreed as V or VWU were assessed against each other using the appraisal criteria to differentiate between the options. Each criterion was assigned a weighing significance in terms of colour coding.

### **7.1 Option Criteria and Appraisal**

The criteria used for assessment of the options are presented in the Table 3. Each criterion was symmetrically applied to the options and justification was provided. The criteria were ranked from significant advantage to inadequate advantage (Green – criteria have significant advantages, Orange – criteria have some minor advantages, Red – criteria have inadequate advantages).

### **7.2 Option Appraisal Results**

From Table 3, the option assessment revealed a preference for Option 5, which provides low future maintenance, cost effectiveness and the least amount of work required.

Table 3: Option Appraisal

Assessment Criteria	Criteria Description	Option 4: Replace the existing automatic weir gates with the new automatic weir gates (2 gates instead of existing 3) with inclusion of lock gate on one side of the existing structure to provide navigation.	Option 5: Replace the existing automatic weir gates with the new automatic weir gates (new gate design i.e. either all radial or all tilting) with inclusion of lock gates on one side of the river bank.	Option 6: Completely remove the existing weir and rebuild the new weir structure (including new gates/operating system etc) further downstream with a lock on one side.	Option 7: Replace the existing weir both the concrete structure and gates with the new type of weir design (i.e. higher weir structure, different type of crest etc) and the new weir gate design with, lock on one side of the river bank for navigation.
		Rationale / Comments	Rationale / Comments	Rationale / Comments	Rationale / Comments
<b>Criteria 1 - Buildability/Cost</b>	Capital Expenditure associated with the option. Complexity and amount of design effort required to achieve the solution and risk associated with the new option.	Partial demolition/rebuild of the existing concrete structure will be required to accommodate the lock gate. Sheet Piles installation and new wall construction will be required for the new lock chamber. Depending on the size of the lock, the existing concrete structure, specially the central piers, may need to be re-positioned and reconstructed to accommodate the automatic weir gates.	This will be like for like replacement with only addition being lock gate on one side of the existing structure on the river bank. Major work will mainly be required for the lock construction, which will involve excavating land, sheet piling and re-routing the gas main pipe.	Not very cost effective as the existing structure will need to be demolished and decommissioned. The construction of the new weir structure at different location will need further surveys assessments of the land/utilities and feasibility studies prior to beginning the construction of the new weir structure. very costly option.	Extensive work will be required as the existing structure will have to be demolished, river bed survey will be required and a new concrete structure which can accommodate the new gate design, along with new operating mechanism will need be installed. Sheet Piles will be required for the lock chamber. Very costly option.
<b>Criteria 2 - Programme Duration</b>	The lead times required to complete the task thereby, affecting programme schedule, construction, installation and testing.	Additional specialist resources, surveys etc will be required which will impact the overall programme. Temporary structure will be required i.e. cofferdam, for the construction of the lock. Construction phase of the programme can significantly extend depending on the size of the lock, see explanation in criteria 1.	Overall affect on the programme duration will be minimum compared to the other options discussed in this table.	Will significantly increase the duration of the overall programme as this option requires most amount of work. Diversion of the river will be required in order to construct the new weir which will increase the programme duration.	Will increase the programme duration.
<b>Criteria 3- Economic Viability</b>	Ease of securing financing whether from public, commercial or concessional sources, while having positive impact on the society and environment.	High	Very High	Very Low	Low
<b>Criteria 4- Operation/Future Maintenance</b>	Improvement in maintenance/ Ease of future maintenance for the selected option.	Much improvement as the new gates will require less maintenance. The new design will ensure all gates can be suitably accessed and incorporate stop log slots downstream. In the existing system only the two radial gates incorporate stop log housing therefore, it is difficult to carry out maintenance on the tilting gate as there is no provision for installing stop logs.	Improvement in operation and future maintenance due to compliance with modern standards. The new design (gates/control and instrumentations) will be more reliable and spares will be available more readily. Along with the aforementioned design consideration and an updated operation and maintenance manual, conducting maintenance activities will be straightforward.	Improvement in operations and future maintenance due to the compliance of the new design with modern standards, new components and better Operation & Maintenance Manuals etc.	Improvement in operation and future maintenance due to the compliance of the new design with modern standards, new components and better Operation & Maintenance Manuals etc.
<b>Criteria 5 -Hydraulic Capacity/Flood Risk</b>	Affect on water level further upstream and discharge capacity through the weir gate during flood event.	Replacing the 3 gates with 2 of equivalent or larger size is not expected to make a significant change to flood risk. If anything, it may have a marginal positive impact due to the space gained by removing one of the pillars between the existing gates.	No major impact on the flood level as there is no change to the existing weir structure. Inclusion of the lock gate on one side of the river bank is not expected to have any significant affect on the flood water level upstream.	The new weir location downstream is unlikely to provide any significant benefit to river hydraulic improvement and flood risk. This has potential to improve the flood risk depending on the construction of the new weir structure i.e. longer/wider weir crest / shape of the crest/variable height etc. (similar to option 7).	This has potential to improve the flood risk depending on the construction of the new weir structure i.e. longer/wider weir crest / shape of the crest/variable height etc.
<b>Criteria 6-Environmental Impact/Waste Generation</b>	The amount of waste created through the process option. Effect on local services, Landscape, Ecology, visual and aesthetic impacts. Including recreation and amenity i.e. navigation of the river.	Demolition of the concrete weir structure will generate waste that will require management.	No demolition work is required. Only waste management will be of the material excavated during digging of river banks to allow for lock construction. Provision will have to be made for relocating gas main pipe.	Demolition of the structure will generate waste that will require management. In addition construction of the new structure further downstream will generate more waste.	Demolition of the structure will generate waste that will require management.
<b>Results</b>		Discount	Preferred	Discount	Discount

Legend

Option has inadequate Advantages
Option has minor advantages
Option has significant advantages

## 8. Other Design Consideration

### 8.1 Navigation

As part of the feasibility study to replace the Automatic Weir, CCC set out an objective to enable navigation upstream of the structure. The option assessment identified that the navigation around the automatic weir is more beneficial than incorporating a passage through the weir (Option 5). This section focuses on the former option and provides consideration for navigational passage around the weir. For the purpose of the report the navigable passage around the weir is referred to as the “link”.

A detailed navigation assessment is not included in this review and should be undertaken to confirm conclusions of this report.

To maintain the controlled water levels upstream and downstream of the automatic weir it is proposed that a lock is introduced within the link.

#### 8.1.1 Review of Locks on the Chelmer and Blackwater Navigation

As part of this study a brief review of the existing locks on the Chelmer and Blackwater Navigation has been undertaken, refer to Figure 3, Figure 4 and Table 4. This is to demonstrate the minimum geometrical requirement of the lock structure for this new link.

Figure 3: Chelmer and Blackwater Navigation Chelmer and Blackwater Navigation

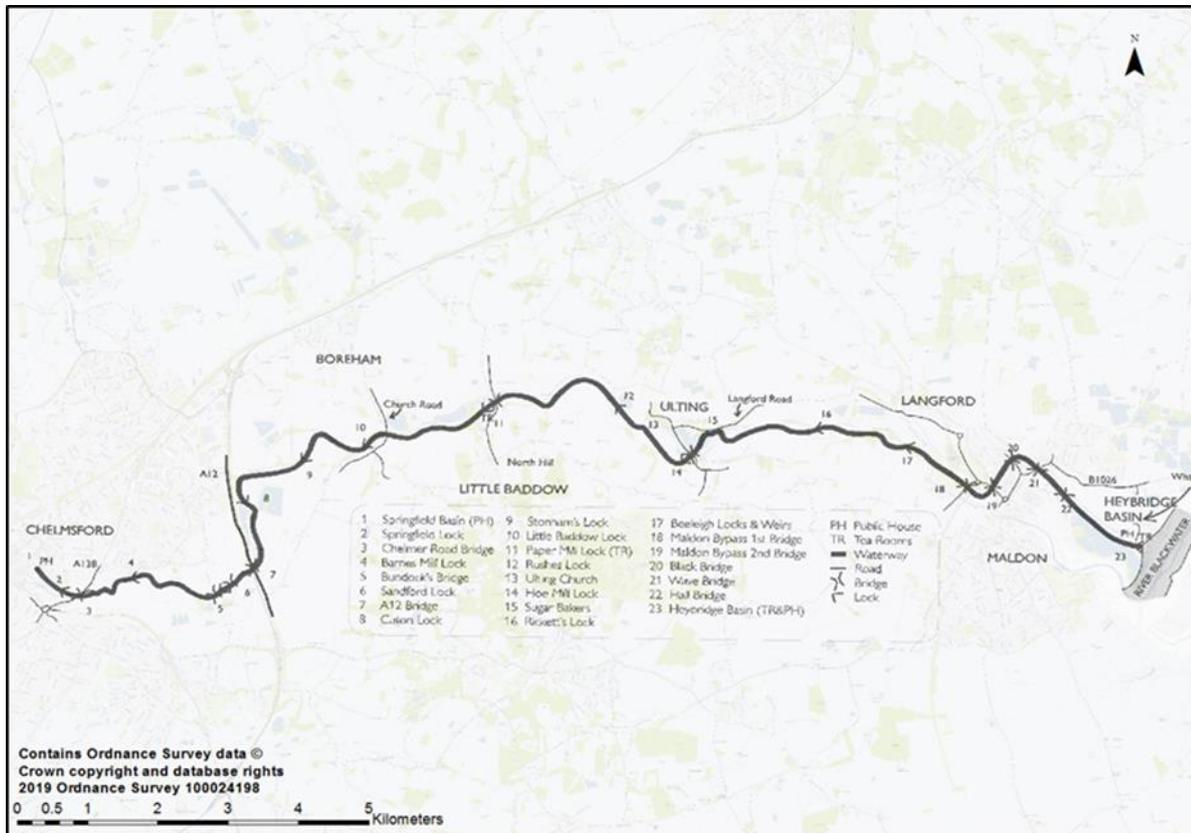


Figure 4: Examples of Chelmer and Blackwater Locks



Table 4: Approximate Dimensions of a Selection of Locks in the Chelmer and Blackwater Navigation

Geometry/Lock	Springfield Lock	Barnes Mill Lock	Sandford Lock	Little Baddow Mill Lock
Length*	21	20	24	23
Width*	5.2	5	5.3	5.3

\*Measurements provided are indicative and are to be confirmed by site measurements.

The above review of a selection of locks on the navigation suggests that a lock of the following minimum parameters should be accommodated in the lock design:

- Length: 20m
- Width: 5.2m

### 8.1.2 Geometry

The geometry of the link is based on marine guidance documents and the craft gauge in the Navigation. In addition to this, reference is made to the existing infrastructure along the Chelmer and Blackwater Navigation to identify suitability limits along the navigation.

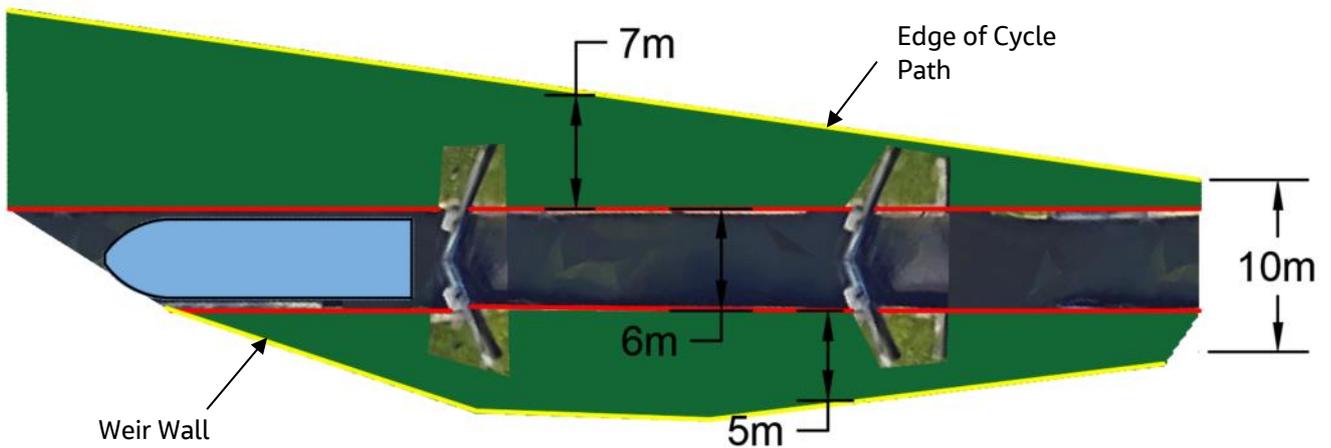
The maximum width of the link is governed by the available space between the weir wall and the riverside edge of the cycle path. The minimum land width along this section is 10 m, as illustrated below:

Figure 5: Examples of Chelmer and Blackwater Locks



The link will be set inside the boundary of the weir wall and will require space to operate the locks. A 6 m link width would allow 2 m either side of the channel for space for the structure of the link and pedestrian access to operate the gates.

Figure 6: Illustration of 6 m channel with geometric constraints



The space available increases to 16 m providing space for the lock gate's arms. As the space around the gates arms/balance beams is limited a further exercise is required to demonstrate safe pedestrian access around the arms. Due to the limited width the link will only provide one-way navigation.

One option could be is to use a type of electrical actuators, as shown in Figure 7, rather than the lock arms/balance beams. Implementation of such system will provide more space on both sides of the link and will also enhance the site aesthetic. Cost of such system should be investigated during the next phase of works.

A most recent example of implementation of such system was by Hunttons Engineering in 2018, who commissioned a pair of remotely operated flood defence mitre gates as part of the Environment Agency Ipswich flood defence management scheme. These 3 tonne flood gates are opened and closed by electrically powered ADE lead screw driven rams powered by AUMA motorised actuators. The first of their kind to be used in the UK.

Figure 7: AUMA Electric Actuator



Another form of lock to reduce space is to use a Guillotine lock.

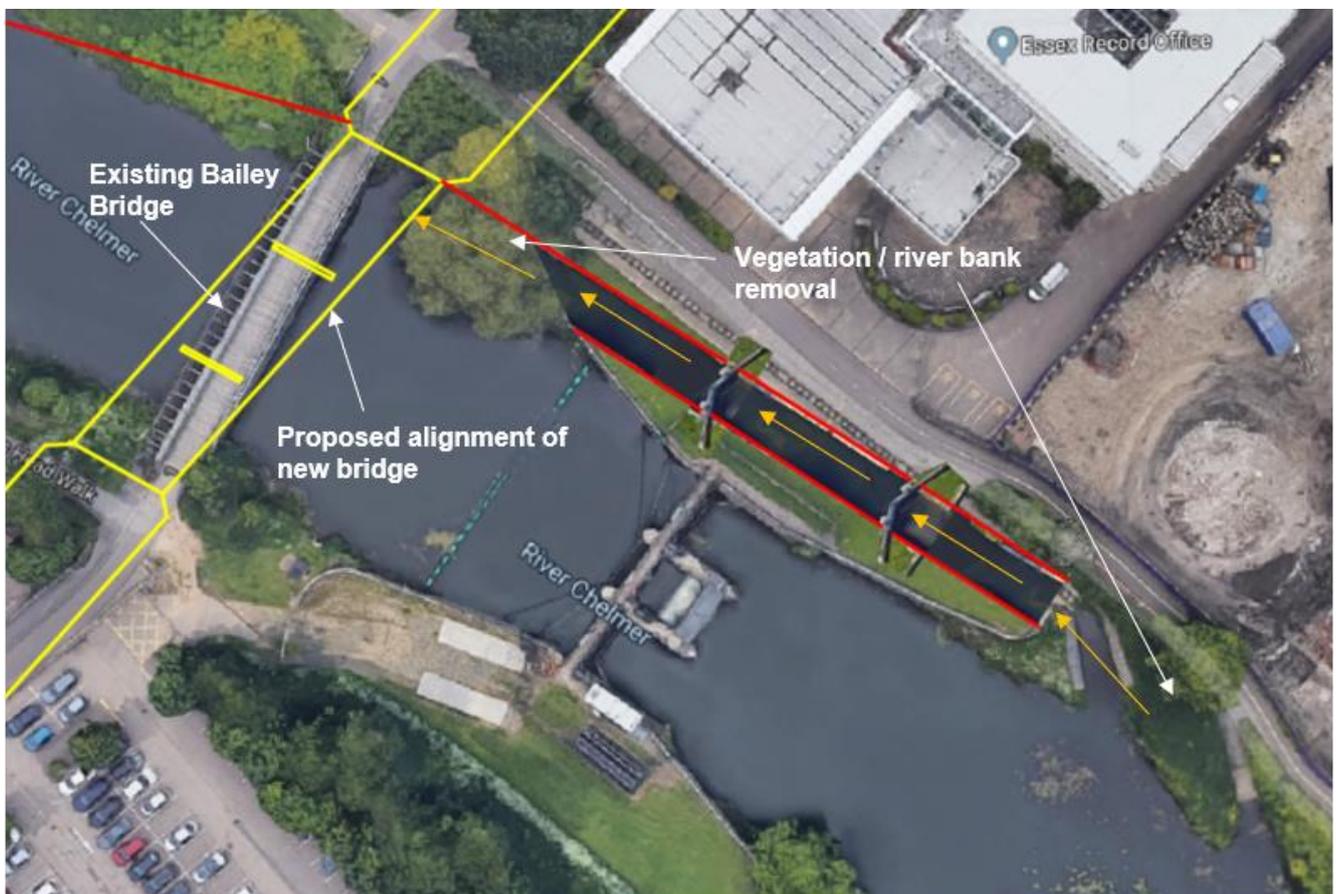
Figure 8: Example of a Guillotine Lock



The lock chamber itself can be shorter, as there is no need for room for the gates to swing inwards, nor is there need for space for the balance beams to be moved. However, Guillotine lock gates are more complicated than traditional mitre gates and tend to need more maintenance

As part of the Chelmsford waterside development scheme the Bailey bridge upstream of the automatic weir will be replaced. Plans for the new bridge are still in their initial stages but from the concept alignment this will restrict navigation for the link. Figure 9, below illustrates the current alignment of the bridge and the planned route for the navigation.

Figure 9: Proposed Bridge and Link Alignment



As can be seen in Figure 9, to accommodate the bridge the route of the link is angled to align with north bridge abutment. This realignment of the link requires a short section of the existing weir wall to be altered. The bridge design must allow navigation under the bridge to and from the link and in particular the abutments and piers need to consider this navigation.

To provide access to the link there is a requirement to remove vegetation, the river bank and existing structures on the upstream and downstream ends. This may require the sheet piles to be extended upstream and downstream of the link to retain bank material. Channels will also be required to be dredged upstream and downstream of the link to allow for sufficient depths for the craft gauge.

The lock chamber could be relocated further downstream to allow for the gas pipe to pass under the channel rather than the chamber.

To accommodate the difference in water levels on the upper and lower approaches, a lock is introduced into the link. It is proposed that this lock is operated manually in a similar fashion to the other locks along the Navigation.

The downstream/lower sill and the chamber level should be suitable for the draught of the craft gauge to pass through under the lowest water level of the downstream reach. The upstream/upper sill is determined by the lowest water level of the upstream reach. It may be possible to raise the floor of the upstream reach which will reduce the cost of the lock gate and provide some protection from ship collision of vessel passage upstream. However, keeping the sills the same level and similar to ones along the navigation will allow for gates to be swapped if necessary.

Essex Waterways Ltd noted that the maximum vessel draught for the Chelmer and Blackwater Canal is 0.62 m, although it is common for canal vessels to have a draught of 1 m.

Minimum depth of water considering the vessel would be the greater of the following:

- Draught + 20% - 1.2 m
- Draught + 0.3m – 1.3 m

From the requirements above the depth of water at normal water level of 1.5 m is sufficient for the craft gauge in the design.

Guidance provided in BS6349-3 (cl 2.1.3) states that the clear width should not normally be less than 0.6m greater than the beam of the largest ship to be docked.

Therefore, minimum width of entrance = Vessel Beam (4.62) + 0.6 = 5.22m. This is greater than the minimum width of the rest of navigation's locks as noted in Table 4.

For this study a nominal width of the new link is 6m, the lock could be reduced further to 5.22m if, additional space is required.

### **8.1.3 Excavation**

Excavation and temporary works for the proposed link will produce a considerable amount of soil which is likely to be significantly contaminated, primarily from historical gas-works activities.

Ground investigations also conclude that the soil stratum is contaminated as a result of its previous land use. For construction of the link, approximately 3,000 tonnes of material will need to be removed.

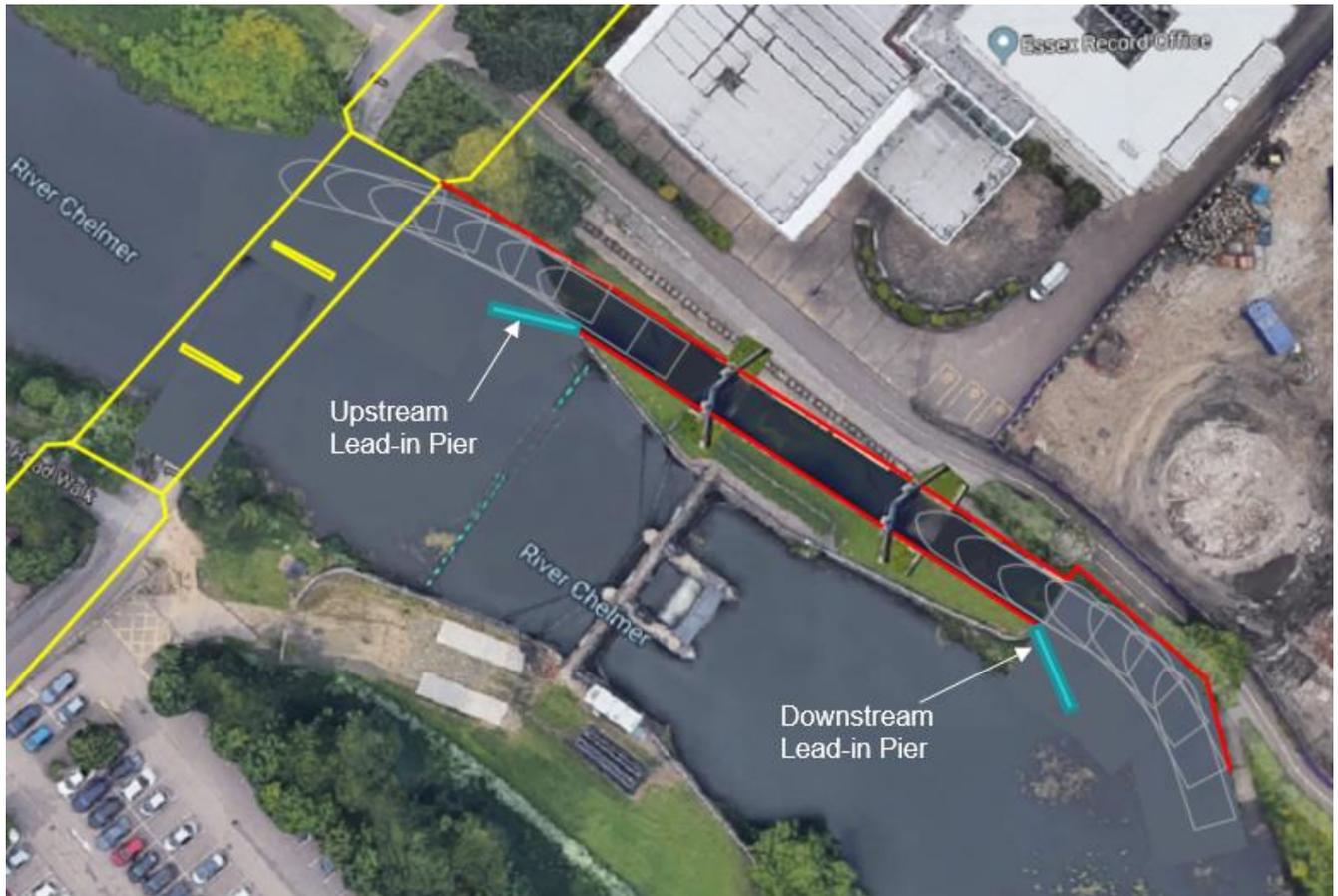
### **8.1.4 Approach**

The new link orientation to the river is key to provide safe and easy navigation. Unlike the other locks on the Chelmer and Blackwater Navigation this requires a diversion off the main channel and around the automatic weir.

An additional complication is the proposed alignment of the new bridge where its abutments encroach into the river. To assist with navigation the design should include lead-in piers or guide walls and fendering.

Figure 10, below illustration provides an indication of typical lead-in piers on the upstream and downstream end of the link. The alignment and extension of the piers are to be confirmed. These piers are installed to assist in navigation both as lead arm and to reduce the current flow. As noted previously some vegetation, river bank and existing structures will be removed to allow for a clear approach to the link.

Figure 10: Upstream vessel navigation with lead-in structures



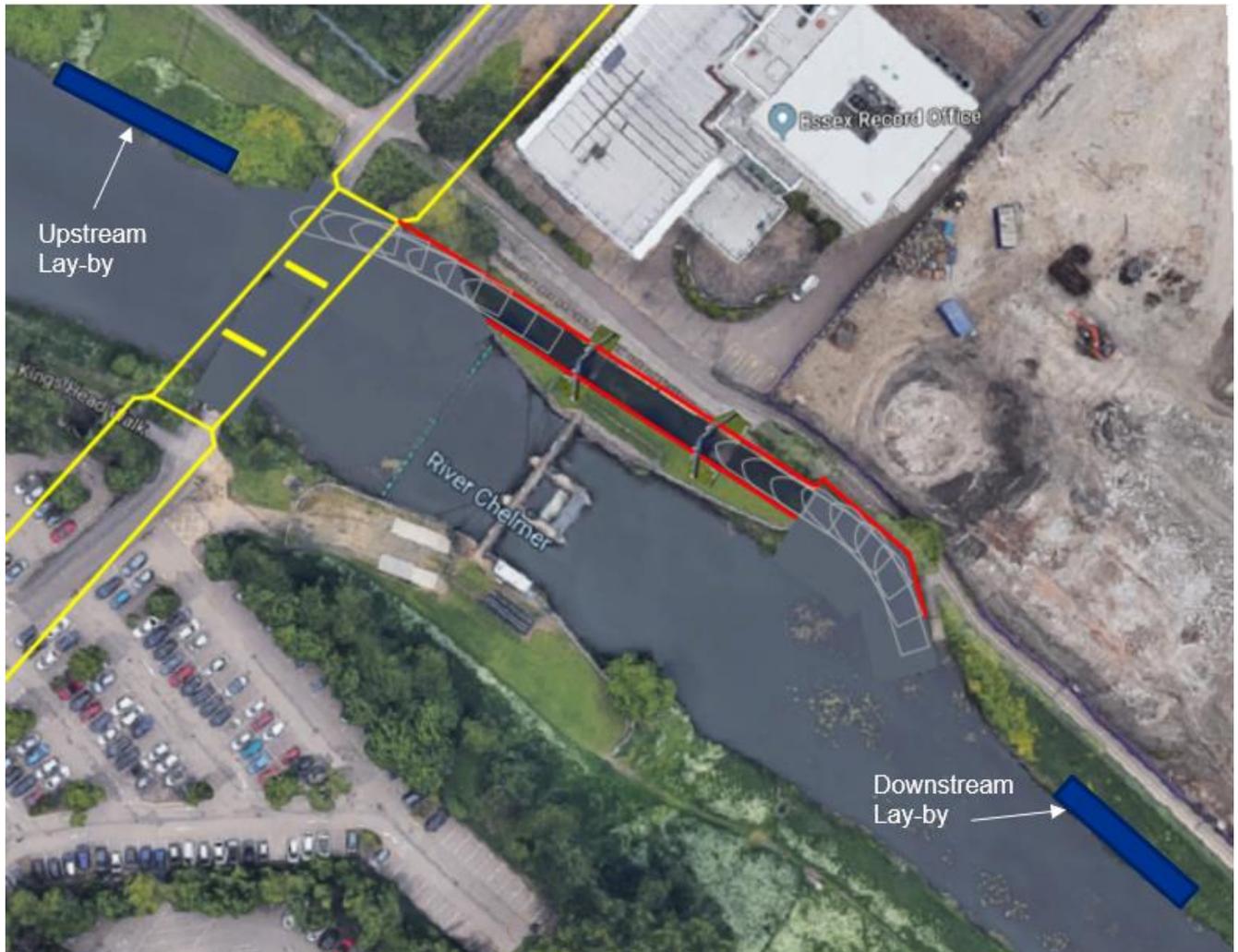
### 8.1.5 Lay-by Moorings

Capacity of a lock is governed by the number of vessel and the lockage time. The 22 km Chelmer and Blackwater Navigation holds around 300 vessels. It is anticipated that the demand to pass through the lock will be low and therefore the need for extensive lay-by areas is not required.

However, a lay-by mooring area is proposed to moor a vessel whilst a vessel is in transit through the lock, see Figure 11.

Due to the location of the proposed bridge lay-by moorings on the upstream end are positioned approximately 50 m upstream of the Link. Similarly, on the downstream end due to the restricted manoeuvrability into and out of the link the layby mooring is positions approximately 50 m downstream of the link. Both moorings are proposed to utilise the existing river bank and allow access to the locks via the existing foot / cycle path. The construction may be in the form of either a solid concrete quay, sheet pile retaining wall or suspended timber quay.

Figure 11: Proposed Lay-by Mooring Areas



## 8.2 Hydraulic/Flood Risk Assessment

A review of flood risk has been undertaken for Option 5. The option is not expected to impact on the arrangement or operation of the existing Automatic Weir structure. Additionally, the lock gates are expected to remain closed during a flood event and so would provide no or minimal additional discharge past the weir. Therefore, this option is not expected to have a significant effect on the flood levels or Springfield basin. Modelling of this option was not considered necessary at this stage to inform the review of flood risk.

Further discussion with CCC noted a requirement to review the feasibility in regard to flood issues with the fixed weir option and the inclusion of a lock in the existing structure (Options 2 and 3 in Table 1).

As part of the Chelmer Automatic Weir project the hydraulic assessment, modelling and sensitivity analysis on the Chelmsford sluice gate was undertaken. The objective of the assessment was to review the viability of option 2 and 3 from the option long list:

- Option 2\*: Replace the automatic weir with a fixed weir (i.e. no gates, only the concrete structure to control the water level) with a lock gate on one side of the river bank for navigation of the vessels
- Option 3: Keep/maintain the existing automatic weir (i.e. radial/tilting gates) with addition of a new lock gate into the existing weir structure for navigation

Further assessment of the flood risk impacts associated with the remaining long list options was not considered necessary to inform the current project stage.

Analysis of Option 2 has been completed using a simple hydraulic calculation. Analysis of Option 3 has been completed using the 1D/2D (Flood Modeller Pro – TUFLOW) model undertaken by Halcrow as part of the Chelmsford FAS - Viability Study in 2007/08 and PAR Study in 2008/2009.

**Note\*:** Hydraulic/flood risk assessment of this option was requested by CCC during the meeting on 14/11/2019. The client wanted to confirm the feasibility of this option as this option seems most cost effective and will require minimum future maintenance compare to the other options in the Table 3.

This section provides the assessment summary of the two options, for the detailed assessment refer to the hydraulic modelling report.

### 8.2.1 Option 2 Assessment

The replacement of the automatic gates for a fixed weir was analysed using the equation given below. The equation is used to calculate the flow over a rectangular broad crested weirs.

$$Q = C_d \times 1.705 b H_1^{3/2} = C_b H_1^{3/2} \text{ m}^3/\text{s}$$

Using formula above, the necessary weir width to allow the same flow (approximately 75 m<sup>3</sup>/s) currently passing through the gates for the requested (normal operating) water level of 22.8 mAOD upstream the weir was calculated.

As detailed above, based on baseline model results, a flow of approximately 75 m<sup>3</sup>/s is passing through the three open gates for a water level of 22.8 mAOD upstream the weir. The data used to obtain the required weir width are detailed below:

- Water head at the weir (H1) = 0.15 m
- Length of the weir in the direction of flow (L) = 0.3 m
- Height of the weir (Ps) = 22.65 m – 19.4 m (bed level) = 3.25 m
- Correction factor (Cf) = 0.94
- Discharge coefficient (Cd): 0.8

The water head was based on the assumed minimum acceptable sill height of 150mm below 'normal operating level'. It is assumed that some reduction in this level during low flows would be acceptable from a navigation perspective, however further reduction in level is unlikely to be acceptable.

Using the values above, the required weir width would be approximately 950 m, which is considered reasonable if water head is limited to 0.15 m over the crest for navigation purposes. A sensitivity test assuming an ideal situation ignoring frictional resistance to flow (Cd = 1) was also undertaken. For this assumption, the requested weir width is reduced by approximately 20% to 750 m.

A similar analysis was also undertaken considering a lock gate on one side of the river bank for navigation of the vessels. Considering the same lock levels and dimensions to the existing radial gates, it is expected a reduction of approximately 35 m<sup>3</sup>/s passing through the weir. Therefore, the requested weir width is reduced to 500 m approximately.

Therefore, based on the initial viability check undertaken as part of the present study, the development of this option still doesn't seem feasible to take forward for the future stages of the project.

### 8.2.2 Option 3 Assessment

#### Boundary conditions & Hydrology

Existing boundary conditions and hydrological inputs were assumed to be suitable for the study and therefore, no changes have been undertaken for this analysis. The 20%, 5%, 1.33%, 1% and 0.5% Annual Exceedance Probability (AEP) events have been considered.

#### Baseline model settings

The 1D model file "CCAD\_revTCW\_005.dat", undertaken as part of the Chelmsford FAS - Viability Study in 2007/08 and PAR Study in 2008/2009, was used as a base for the development of the present analysis. This model considers the Chelmsford sluice gates as two identical radial gates on the sides and one tilting gate in the middle of the weir. The Technical Note "Chelmsford Sluice Gate Hydraulic Assessment" undertaken by Halcrow in August 2007 (Reference WN/AAAW/11) states the dimensions and operational settings for the gates as detailed in Figure 12. However, the baseline model used for the present study does not include those control rules and the gates are represented as open throughout the entire simulation. No changes in operational rules (other than the closure of the right bank radial gate to represent the lock) have been undertaken as part of the present analysis.

Figure 12: Operational rules for the gates detailed in the Chelmsford FAS report

Displayed River Level mAOD	R1 CLC1	R2 CLC2	R3 CLC3	R4 CLC4	Control Signal
<22.80	OFF	OFF	OFF	OFF	All gates are to close
22.80	ON	OFF	OFF	OFF	Tilting Gate is to remain static. Radial gates are to continue to close position
22.84	ON	ON	OFF	OFF	Tilting Gate is to open. Radial Gate No.1 is to remain static. Radial Gate No.2 is to move to a closed position.
22.85	ON	ON	ON	OFF	Tilting Gate/Radial Gate No.1 is to open. Radial Gate No.2 is to remain static.
>22.89	ON	ON	ON	ON	All gates are to open

The tilting gate is 6.06 m across and 1.5 m high and rests on a weir which is 1.3 m length along the watercourse. The weir crest level is 21.09 mAOD. The maximum gate opening is 2.5 m. The maximum hydraulic area of the gate opening is 15.15 m<sup>2</sup>.

The radial gates are both 7.6 m across and 3.6 m high and, as with the tilting gate, rest on a weir which has 1.3 m length in the direction of the watercourse. The weir crest level is 19.4 mAOD and the maximum gate opening is 4 m. The combined hydraulic area of the gates is 60.8 m<sup>2</sup> (30.4 m<sup>2</sup> each). It is important to note that both radial gates are represented in the model by using vertical sluice units and therefore the height of the gates have been adjusted to 3.2 m instead of the 3.6 m defined in the Technical Note (Reference WN/AAAW/11). The height of the gates defines the level in which the water passes through over the gates and therefore, it is an important parameter in order to define water levels upstream the gates. No information of how the gates height was adjusted was provided.

Table 5 and Table 6 below, compare the maximum water levels and maximum flow rates respectively for all AEP events immediately upstream of the Chelmsford Autogates.

### Lock representation

As an initial viability check, the lock at the Chelmsford Autogates structure has been represented in the model by closing the right bank radial sluice (sluice gate A) during the entire simulations. This schematisation does not prevent flow passing over the top of the closed gate representing the lock.

Table 5: Maximum water levels upstream Chelmsford gates (node CH17794)

Annual Exceedance Probability (AEP %)	Maximum Water Level (mAOD)	
	Baseline	Option 3
20	22.7	22.88
5	23.07	23.34
1.33	23.48	23.75
1	23.56	23.83
0.5	23.7	23.96

Table 6: Maximum flow rates upstream Chelmsford gates (node CH17794)

Annual Exceedance Probability (AEP %)	Maximum flow rates (m <sup>3</sup> /s)	
	Baseline	Option 3
20	65.52	65.52
5	106.38	106.30
1.33	154.45	144.72
1	162.38	149.65
0.5	173.88	155.77

From the tables above, it is possible to see an increase in water levels upstream of the gates of approximately 200-300 mm when one of the radial sluices is closed to represent the lock. It is worth noting from Table 5: Maximum water levels upstream Chelmsford gates (node CH17794), that the gate crests (22.6 mAOD) are overtopped for both, the baseline and the Option 3 scenarios even for the 20% AEP event.

It is worth noting that no major differences in terms of flows are produced (approximately 10% for the 0.5% AEP event) as the increase in water levels produce and additional flow passing over the gates in comparison with the baseline scheme. For the 0.5% AEP event, the reduction in flow passing through the gate A (locked) is largely compensated with the increase in flow passing through gates B and C.

The gate closure makes the least impact on River Can with average increase in water levels of 100 mm. On the River Chelmer, influence of the lock is more tangible, with maximum differences in the order of 200 mm and also propagates almost twice the distance than in the River Can.

Overall, the representation of the lock shows an increase in flooded areas for all the simulations upstream of the gates with no major impact in flood risk downstream of the Chelmsford Autogates.

## **8.3 Structural construction consideration**

### **8.3.1 Existing Structure**

A general layout of the existing civil infrastructure is provided in Figure 2 in Section 2 of this report.

The existing radial and tilting gates are supported by concrete piers and concrete abutments. Previous condition inspections identified that all civil infrastructure elements surrounding the gates are in a fair – to very good condition. However, no underwater or intrusive surveys have been conducted to assess the residual life of the structures. It is likely that the structural supporting elements and seals will require replacement to meet the required design life i.e. lock gate embedment's and sills.

If the concrete abutments and piers are suitable for re-use, detailed measurement surveys should be procured to provide sufficient accuracy to design the weir gates. Extensive remedial works may be necessary to the concrete structures which at a minimum would include removal of vegetation growth and mortaring cracks.

It is assumed that the existing concrete structures are currently designed to withstand the forces exerted by the new gates. Further investigations may be required to establish the structural integrity of these elements.

### **8.3.2 The Link Structure**

#### **Lock Walls and Upper and Lower Approach Walls**

It is proposed that the walls for the link are formed of steel sheet piles (with the exception of the supporting structure for the lock gates). Due to restricted landside space these sheet piles will not include anchors and therefore section sizes are to be designed as a cantilever.

Sheet pile design considerations are noted in our previous report "Chelmer Canal Cut Review", these statements have not changed for the sheet piling in this the upper section of the link as the retained height will be similar. As such, for financial considerations AU20 Sheet piles 9 m long are assumed for the upper section of the link design. As the retained height will increase in the lock in the downstream section of the link AU23 12m long have been considered for pricing. Sizes and driven depths are to be confirmed. The steel piles are assumed to include a concrete cope which acts as a structural wailing for the sheet piles and a foundation for the mooring cleats.

There is a risk of fouling the existing pile anchors used for the weir wall. Prior to driving sheet piles, a shallow trench parallel to the weir wall (outside of the passive zone) should be dug to record the exact location of the anchors and ties. Due to the lack of space between the weir wall and the link it is likely that the ties will need to be incorporated into the new sheet piles which would act as their new anchors. Careful consideration is required for the construction sequencing and loading when modifying the existing ties, it is likely that the active soil against the weir wall will need to be removed to relieve sufficient pressure to allow for the tie rods to be cut.

#### **Lock Gate Supports**

A reinforced concrete abutment is proposed to support each lock gate leaf via a pin and pintle arrangement. The steel sheet piles will terminate into these concrete abutments providing support. The abutments will need to be of sufficient mass to provide suitable structural support for the mitre gates in all operational states. Structural benefit will be provided through the integration of the lower sill.

#### **Lock base**

It is proposed that the base of the chamber is formed of reinforced concrete.

## 8.4 Feeder Channel

Currently the water levels in the Springfield Basin are controlled by the Springfield lock at the entrance and the penstock in the River Chelmer feeder culvert located at the north end of the basin.

It is understood that the existing feeder channel (linking the River Chelmer to Springfield Basin) occasionally blocks and flow through the channel is reduced. CCC requested a brief review of providing a new feeder channel which may be incorporated in the works to the Automatic Weir.

From a high-level review a new feeder channel (of similar capacity) could be provided upstream of the new bridge crossing the River Chelmer, as shown in Figure 13. The construction of the feeder channel will not affect the options considered in our proposal as long as the feeder channel is not located downstream of the new bridge. It is thought that the trench of the feeder pipe could be incorporated into the works for the new road with insignificant cost implications. The feeder channel could be considered to be an open rill to create a new water feature in the development area.



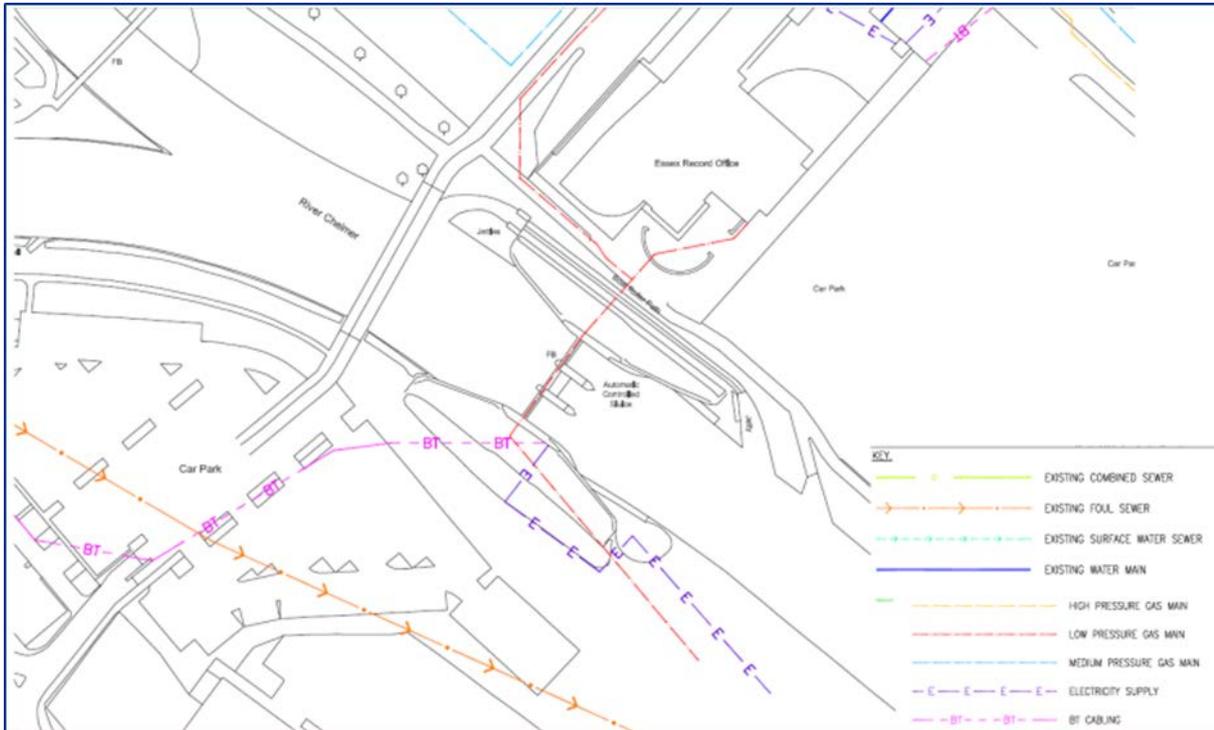
Figure 13: Proposed feeder channel location

Assuming the new connection is limited to a similar discharge capacity to the existing connection, this is not expected to have an impact on flood risk. The new connection would need to be located upstream of the existing automatic weir structure. If Option 5 (with a lock on the left bank) is progressed then consideration would need to be given to avoiding conflict with the location of the lock when selecting a location for the new feeder channel/pipeline.

## 8.5 Utilities

The existing service drawings produced by Laser Surveys (2008)\* have been made available. Figure 14, identifies the services within the vicinity of the existing weir structure.

Figure 14: Existing services near the weir structure\*



\*Note that the services drawing shown in the figure above was produced in 2008. Since then there may have been changes to existing services in the area and, therefore, it is recommended that an updated services drawing should be produced prior to any construction work. As per this drawing, the low gas main which passes over the existing weir structure terminates on the south bank side. If it is still blanked off on the south side and no new connections are made, it is recommended to completely remove this section of pipe line between north and south side of weir structure rather than re-routing it. In the long term, this will be more cost beneficial than the two options presented above.

With inclusion of the lock gate on one side of the existing structure, the 20inch low pressure gas main service line will need to be re-routed. The following potential options are proposed at this stage, these should be further investigated (i.e. feasibility and associated cost) by liaising with local service provider:

- 1) Re-route the gas main pipe up and over the new lock channel by having a pipe bridge support (ensuring enough head room is provided so that the roof top passengers do not get trapped between the cabin roof and the gas main pipe supporting bridge) and reconnect to the existing pipe line. The feasibility and cost associated with this option should be further investigated with the local gas service provider and has not been included within this assessment.
- 2) Dig out a U groove inside the lock (this can be done during the lock construction) and re-route the gas main through the U groove and reconnect to the existing pipe line on the other side of the lock. This option is envisaged to be cheaper and safer compared to option 1, as it negates the need for constructing a pipe support bridge over the lock, which will reduce the cost and will also eliminate the potential risk to the public in the event of pipe fracture.

### 8.6 Renewable Energy

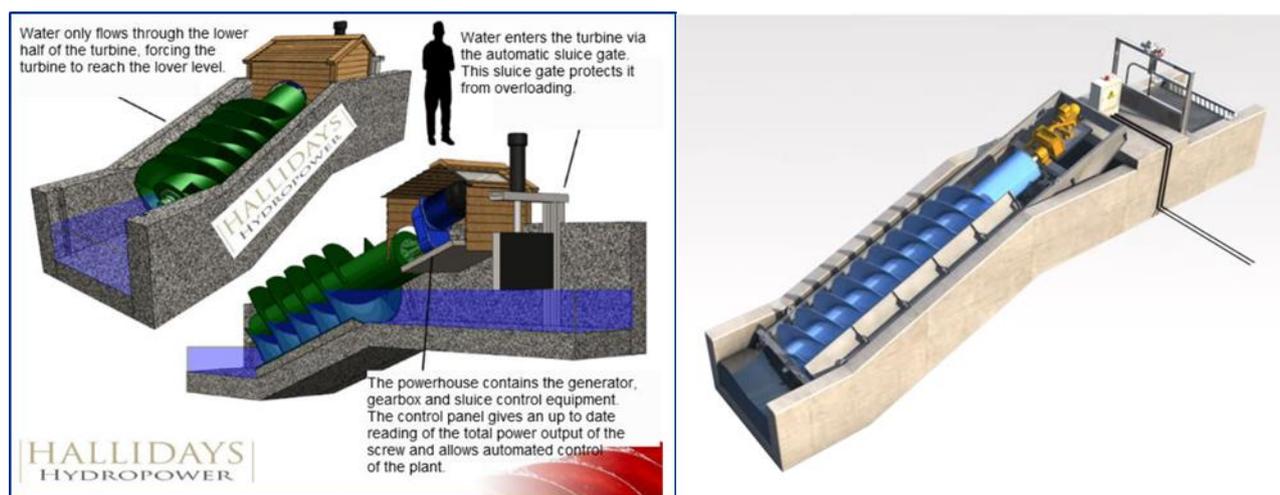
The following sub-sections describe some potential renewable energy options that can be implemented at the existing Chelmer weir site.

#### 8.6.1 Hydropower – Archimedes Screw

A good potential site for installation of turbine (in the form of Archimedes screw) is at the three large sluice gates. An Archimedes screw can be installed in place of one of the sluice gates, provided that the reduction in flow capacity is acceptable to CCC, or in the space available on the south bank side. One such example of Archimedes' design is shown in Figure 15.

The river water flows downstream through the Archimedes screw and the generator kickstarts the initial rotation of the screw pump. The waterflow rotates the screw, converting mechanical energy into electrical energy. Operation of the screw is possible by remote control. If required, the intake can be shut off by means of automatic stop logs. A course screen at the intake will ensure no large debris falls into the screw. The Archimedes screws come in varying sizes and capacity and can be tailored to customer specification.

Figure 15: Example of Archimedes screw design

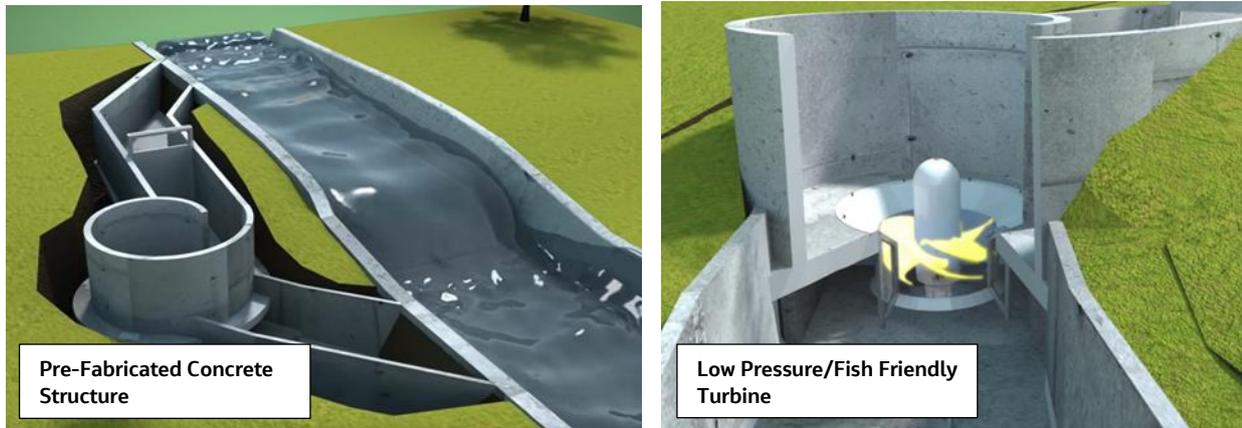


It is envisaged that the flow of water through the turbine would not be dissimilar to the flows that currently occur through the existing sluices. The intake velocity should not be any greater than the existing velocity, thus this should not present a major disruption to the passing vessels. It is recommended that during the next phase of work, this option should be further investigated to ensure that the benefits from installing such a system can justify the funding.

#### 8.6.2 Hydropower – Turbulent Hydro

The turbulent hydro technology, shown in Figure 16, is a special kind of vortex turbine that generates low cost electricity without the ecological impact, large civil works and high upfront investment cost. At Chelmsford, it is possible to implement this technology as there is adequate free land available on the south side of the weir structure.

Figure 16: Example of turbulent hydro design



Some of the key benefits of this technology are as follows:

- **Fish Friendly** - A low RPM impeller with a design that creates low shear stress. The slow rate of pressure difference over the blade ensures that this turbine allows fish and aquatic life pass by unharmed.
- **Low Maintenance** - Superb quality components made in EU, a trash rack for protection from large debris, and only one moving component allows this turbine to produce energy with hardly any maintenance cost.
- **Long Operating Life** - Provided our maintenance plan is followed, our turbines have a lifetime of 30 years.
- **No Flood Risk** - As they work together with nature, our turbines do not obstruct the normal water flow, eliminating flood risks altogether.
- **Easy to Install** - The vortex turbine is the smallest in its kind for each given energy level. It is preassembled and easily transported to your site.

It is recommended that this option should be further investigated during the next phase of work for its feasibility and cost benefit.

### 8.6.3 Solar PV technology

Solar PV or solar cells are a way of converting solar radiation directly into electrical energy. They can be mounted on suitable roofs or on the ground.

Figure 17 shows an example of the ground mounted solar panels.

Figure 17: Example for solar panel design



Some of the Benefits of solar PV installations are given below:

- Using a 'free' renewable energy source to generate clean green electricity to help combat climate change,
- Uses solar radiation received during the day to generate electricity which can be used on site and/or exported to the national grid,
- Silent source of electricity generation,
- Security of electricity supply,
- Reduction in reliance on imported grid electricity and increases independence from commercial energy suppliers,
- Revenue generation through the sale of renewable electricity to electricity suppliers,
- Reduces energy bills and carbon dioxide emissions from energy use within a building,

#### **8.6.4 Solar PV Option at Chelmer Weir Site**

There is limited space adjacent to the Automatic Weir for Solar PV panels. However, these could be incorporated in the adjacent development. Further discussions with CCC are required.

## 9. Option Cost Estimate

### 9.1 MEICA/Civil Cost

An estimate cost for the MEICA and civil works are provided in Table 7. These are initial estimates and are for discussion purposes only. All costs provided are based on an engineer's estimate. These are not a Quantity Surveyor's estimation but are built up on indicative costs using a baseline of other similar projects. We cannot account for commercial competitiveness and appetite by the contracting community.

Cost estimates have been based on volumes and quantities adopted from the high-level review of potential options produced to illustrate the arrangement of these structures. It must be stressed that the options are in the initial optioneering stage only and are based on limited information available as a result.

Due to the variation of possible construction methods preliminary costs at this stage have been taken as a percentage of the overall materials fee. This can drastically change if marine plant or alternative methodologies are required.

The cost estimate for some of the MEICA equipment and civil works are taken from the initial condition reports. These costs were estimated by KGAL following the detailed site review in 2004 for the replacement/refurbishment of the weir structure. This is the closest cost indicator for the existing weir structure and MEICA components.

To estimate the cost of replacing all three weir gates Table 1.14 in the "Cost estimation for control assets – Summary of Evidence" Report for the EA was used. The cost estimate is based on the tilting type gate with dimension of 10m x 3m high. The gate at Chelmsford will be relatively smaller and less costly compared to the one given in the EA report. It is recommended that a specialist sub-contractor should be approached to obtain the precise cost for the gates.

#### Inflation

As some previous cost were estimated over 14 years ago, an inflation of 3.1%, based on the Bank of England inflation calculator is applied to bring the cost in line with today's prices. Further consideration is required to inflate these costs to the date of construction anticipated.

#### Insurance Premium

An insurance premium is estimated at 2.5% of costs.

#### Engineering support

A 10% allowance has been made to account for engineering support both pre, during and post construction.

#### Preliminaries

Preliminaries including site setup, mobilisation, welfare etc have been assumed to be approximately 20% of the total cost.

#### Risk

A 40% optimum bias has been used which is in accordance with the HM Treasury "The Green Book". For non-standard civil engineering a range of between 6%-66% is stated. The percentage chosen is in reflection to the stage of design.

It is recommended that a specialist contractor should be considered during the next phase of work to obtain more confidence in the cost for implementation of the preferred option (option 5).

Table 7: Civil/MEICA Cost Estimate for the preferred option (Option 5)

Civil Items	MEICA Items	Consultant Cost (provided by KGAL during 2004 survey)	Contractor Cost (provided by KGAL during 2004 survey)	Cost Estimated as part of 2019 study*	Comment
	Replacement of Control Kiosk with GRP equivalent and new domestic services.	564.00	9,120.00		Taken from 2004 report
	Transport of gates			100,000.00	Estimate
	Replace the existing weir gates with new gates (3 units)*			750,000.00	At present it is proposed to replace the existing gates with like for like gates however, all three gates could be designed to be radial. Cost difference will be minimum but it makes all gate same design type and they can all be run from same operating mechanism, hence less need for maintenance etc. The cost given is taken from Table 1.14 of Ref 6 and is indicative only. The cost given is for tilting type gate and the size is much larger compared to gates required at Chelmer weir therefore, it is envisaged that the price of the actual gates will be much lower compared to the price provided in this table.
	Replace level sensors as necessary	235.00	1,800.00		Taken from 2004 report
	Refurbishment / replacement of operating system	4,890.00	21,920.00		Taken from 2004 report
	All electrical item, risk level 2	800.00	3,470.00		Taken from 2004 report
	Set of Double Lock Gates (Mitre type - Wooden gates) (2 Units)*	N/A	N/A	275,000.00	The cost is current estimate based on the gate replacement programme costs by canal and river trust. The cost does not include additional fixtures and fittings.
	Excavation			46,152.00	
	Removal of Contaminated Material			379,080.00	Assuming material adjacent to weir contaminated
	Removal of non contaminated material			41,760.00	Assuming river bank material not contaminated
	Vegetation clearance			10,000.00	
	Sheet Piling			903,336.00	
	Clay base			11,520.00	
	Dredging			86,400.00	
	Cope beam			16,000.00	
	Civil Minor repair works		27,860.00		Taken from 2004 report
	Civil embedment and cill replacements		150,000.00		Assumption based on removal of existing cills and replacement. £50k for Each gate.
	Cost Summary	6,489.00	214,170.00	2,619,248.00	
	Inflation applied where applicable (3.1% averaged a year)	9798	323,397		
	Total Direct Cost after inflation		2,952,443.09		
	Preliminaries (20%)		590,488.62		
	Contingency +40% (Defra Optimism Bias)		1,417,172.68		
	Contract Insurances (2.5%)		124,002.61		Taken from 2004 report
	Investigations studies (10%)		496,010.44		
	Engineering and supervision (10%)		496,010.44		
	<b>Total Contractor Cost (£)</b>		<b>6,076,127.88</b>		

## 10. Programme

An outline programme duration is shown in Table 8 below. This may be developed by a future appointed works contractor, although it should be noted that the contractor remains free to choose his own working methods within the programme and environmental constraints.

The overall programme duration estimated to complete the works is 2 years. The preferred time to undertake the construction works is during the summer period due to the low river levels and less risk of flooding. However, this should be decided between the client and the appointed contractor.

Table 8: Programme Duration Estimate for Option 5

Tasks	Activity (typical examples)	Duration (Months)
<b>Pre-work</b>	Site Visit/data review etc, Tender period, Mobilisation of Contractor, Ground Investigation/Topographical survey/Sediment/Ecological Surveys/ Investigation Reports	6
<b>Detail Design</b>	Design Specification/drawings, FAT testing and Manufacturing	8
<b>Removal/Installation of Gates and Locks</b>	Gate Removal/ Installation and Civil Repair work	8
<b>Commissioning/Handover</b>	O&M, H&S File, Verification and Testing of the new design	2

The duration estimated in the table above does not take into account the following:

- Public consultation
- Consents and planning permissions

In addition, it is assumed that the concept and outline design phases has already been completed and approved prior to undertaking the design and build phase.

## 11. Conclusion

### 11.1 General

This document reports the findings of an optioneering feasibility study conducted to investigate potential options for replacement of the existing automatic gates and weir structure on the River Chelmer. Based on the output from the option appraisal a preferred option with a high-level cost estimate was provided.

The qualitative arguments from the option appraisal showed that the preferred option was Option 5:

- Replace the existing automatic weir gates with the new automatic weir gates (new gate design i.e. either all radial or all tilting) with inclusion of lock gates on one side of the river bank.

**Note:** the preferred option assumes that further extensive investigation of the existing concrete structure (piers and abutments) should be undertaken to determine their residual design life. This will provide an indication of whether the existing concrete structures are in adequate condition to serve the required design life or if they are required to be replaced.

This option addresses:

- The current navigation issues present due to the existing weir structure by proposing a lock on the north side of the river bank to allow vessels to navigate around the weir structure.
- Flooding/water level implication by ensuring no significant impact on the river upstream due to inclusion of the lock on one side of the structure.
- Design issues (based on 2004 condition survey) of the existing MEICA and civil structure.

### 11.2 Condition survey

The survey undertaken in July 2004 concluded that the weir structure, sluice gates and associated controls were required minor works to maintain the integrity of the structure over the next 5 to 10 years (up to 2009-2014). However, to maintain the integrity of the structure for next 25 to 50 years it was advised to consider the refurbishment of the structure, sluice gates and associated control. The survey also highlighted many of the operating systems were no longer manufactured and the procurement of parts were constraint, on this basis the refurbishment of the structure with a modern equivalent was recommended to ensure the standard of flood protection to Chelmsford is maintained.

### 11.3 Navigation

A navigational review was undertaken for the preferred Option 5. This demonstrated that navigation upstream and downstream via a new link structure appears viable given the craft gauge of the Navigation. Navigation is however restricted by the new bridge piers and any further consideration of this options will need to be aligned with the bridge developed designs. The river bank will also require vegetation removal and dredging to form a suitable navigational passage.

The lock is proposed on the north side of the river bank which will allow navigation of the vessels around the weir structure. Based on the available space on the north bank a lock of 6m width and 20m length is proposed. This complies with selection of locks in the Chelmer and Blackwater Navigation. As the space around the gates arms is limited a further exercise is required to demonstrate safe pedestrian access around the arms. Due to the limited width the link will only provide one-way navigation at any one time.

As part of the Chelmsford waterside development scheme, the Bailey bridge upstream of the automatic weir will be replaced. The initial concept design shows the new bridge will restrict navigation for the link therefore to accommodate the bridge the route of the link will need to be angled to align with north bridge abutment. The

bridge design must allow navigation under the bridge to and from the link and in particular the abutments and piers need to consider this navigation.

#### **11.4 Hydraulic/Flood Risk Assessment**

In addition to the review of the flood impact to Option 5, Option 2 and 3 were also reviewed to provide guidance on the impact that these other options may cause if considered further.

The preferred Option 5 was deemed to have a low impact on the current flooding risk and changes to the Springfield Basin.

The hydraulic modelling of the two options given below was conducted to verify the qualitative arguments presented during initial option screening.

For Option 2 (which was screened out during initial viability assessment) and option 3 (discounted during option appraisal) the following conclusion was drawn from the hydraulic/flood risk assessment report:

Option 2: Replace the automatic weir with a fixed weir was analysed using the discharge equation to calculate the flow over rectangular broad crested weir. The required weir width to maintain the 'normal' operating water level of 22.8 mAOD at the corresponding baseline flow (75 m<sup>3</sup>/s) was calculated.

Results show that the requested weir width would be approximately 950 m, which is considered reasonable if water head is limited to 0.15 m over the crest for navigation purposes. The sensitivity test assuming an ideal situation ignoring frictional resistance to flow ( $C_d = 1$ ) was undertaken and the requested weir width was reduced to 750 m.

Considering a lock gate on one side of the river bank for navigation of the vessels, a reduction of approximately 35 m<sup>3</sup>/s is expected passing through the weir. Even the requested weir width for this scheme is considerably reduced to approximately 500 m, based on the initial viability check undertaken as part of the present study, the development of this option still doesn't seem feasible to take forward for future stages of the project.

Option 3: Keep/maintain the existing automatic weir (i.e. radial/tilting gates) with addition of a new lock gate into the existing weir structure for navigation has been represented within the model by the closure of the radial sluice on the Chelmer right bank. The 20%, 5%, 1.33%, 1% and 0.5% Annual Exceedance Probability (AEP) events have been considered.

Results show an increase of up to 300 mm in water levels upstream of the weir for the majority of the analysed AEP events. No significant reduction in flows are produced with the inclusion of the lock as the resulting increase in water levels produce and additional flow passing over the gates.

Note that as there is no baseline figure available for the acceptable level of water rise upstream of the weir gates, it is assumed that the increase of up to 300mm in water level upstream of the weir is not acceptable as it is greater than the existing water level. It is recommended that a further study should be undertaken to assess the effects 300mm rise in water level to the local catchment area upstream of the weir.

No major impact in flood extents for the highest AEP events (20% and 5%) are produced in the urban areas. For the 1.33% and the 1% AEP events, the impact of the lock produces an increase in the flood risk mostly on the River Chelmer left bank near the Chelmsford Autogates and between the River Chelmer and the River Can upstream of their confluence. A smaller impact of the lock in terms of flood extent is produced for the 0.5% AEP event.

As expected, the representation of the lock has returned increased flooded areas for the entire range of AEP events upstream the gates with no major impact in terms of flood risk downstream the Chelmsford weir.

## **11.5 Utilities**

The utility services shown in 2008 drawings show a low-pressure gas main running across the weir structure from north side to south side of the river bank where it terminates. The two options proposed were; either re-route the low-pressure gas main pipe up and over the new lock via pipe support bridge or underneath the lock via U groove and re connect to the existing pipe line. The preferable option is the latter however, feasibility of this option should be confirmed with the local utility supplier during next phase of works. It is recommended to check the updated services drawing to identify if there here have been any significant changes in the existing services near the weir structure. If status quo, then another option is to remove the pipe line between the north and south side of the weir structure, this is because as per the existing drawing the pipe line is blanked off at the south side with no connections. Therefore, it is advisable to completely remove this section of pipework as it will eliminate any future maintenance work.

## **11.6 Renewable Energy**

Several renewable energy options are provided within the report for the existing site. Based on the high-level review of the site, it is envisaged that these can be installed within the existing site or incorporated into the adjacent development. It is advised that these options should be further investigated to check their feasibility and to select the most suitable option based on impact on existing river level, cost efficiency, energy output and the capacity of the power network.

## **11.7 Cost/Programme**

As part of this feasibility study, a high-level indicative cost and programme estimation for the replacement of the weir gates, inclusion of the new lock gates and associated civil work was undertaken. This estimated the cost to be approximately £6 million with a programme duration of approximately two years.

## 12. Further Recommendation

In order to progress with the Chelmer weir gates and structure replacement, further work and investigation are required. Below is the summary of recommendations:

- Prior to starting any work, investigation regarding design development, consents & approvals should be considered to ensure full impact on the overall programme duration can be accurately estimated.
- At present, it is assumed that the land proposed for construction work of the lock is fully owned by the CCC, but this should be confirmed.
- The utilities drawings used in this study were produced during the 2008 survey therefore, a new survey of the services should be conducted to ensure there have been no additional changes which could affect the construction works.
- Review potential in-situ or ex-situ treatment of contaminated materials. Treatment of soil may reduce the cost estimation provided, this should be explored with an experienced and qualified geotechnical team to examine potential treatment methods, costs and programme duration.
- Geotechnical and site investigations (including intrusive and underwater inspections)
- Detail drawings of all the existing MEICA drawings and structure, O&M manual, recent design changes and any relevant specification should be made available to undertake detail review.
- If the work requires public consultation or any other relevant bodies, this should be conducted at an early stage as it can greatly influence the programme duration.
- Early Liaison with specialist contractors to obtain the precise cost for the MEICA equipment and Civil works.
- Align design options with the developed design of the new bridge.
- Undertake an access study to the proposed moorings.
- Review existing Feeder Channel and review potential to incorporate this in the re-development scheme.
- A further study should be undertaken to assess the effects 300mm rise in water level upstream of the weir. If the rise in water level is acceptable then option 3 could become a more viable option.
- Confirmation of depths of services. Depths of services were not provided as part of this study; this information is vital as it will directly affect the excavation for the new lock.
- Detailed assessment of the risks associated with potential ground and groundwater contamination. A land quality team will be able to provide additional assistance with this assessment.
- Carry out concept design of the preferred option which will highlight further risks and design issues.
- Further detailed investigations and design work is to be undertaken for the detailed cost estimation. This will involve early engagement with the specialist sub-contractors. Sufficient detail is required to suitable inform the tender process.
- Cost benefit analysis of preferred option should be undertaken to provide case for government funding.

## 13. References

1. Jacobs. (July 2019). B355374A-JAC-XX-XX-TN-C-0001 | 1, Chelmer Canal Cut Technical Review.
2. Group, H. (October 2004). Environment Agency - Chelmsford Flood Gates Condition Survey Report.
3. Gaal, F. (November 2019). B355374A-JAC-XX-XX-RP-C-0010, Hydraulic/Flood Risk Assessment.
4. WSP. (February 2009). Combined Services Plan.
5. EA. (March 2015). SC080039/R5, Cost estimation for control assets – Summary of Evidence.
6. <https://www.bankofengland.co.uk/monetary-policy/inflation/inflation-calculator>

## **Appendix A. Photograph - 2018 Condition Survey**

## **Appendix B. Photograph 2018 Visual Survey**



## Chelmsford City Council Cabinet

8 September 2020

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### Strategic Growth Site Policy 8 – North of Broomfield Masterplan

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#### Report by:

Cabinet Member for Sustainable Development

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#### Officer Contact:

Neil Jordan, Senior Planning Officer [[Neil.Jordan@Chelmsford.gov.uk](mailto:Neil.Jordan@Chelmsford.gov.uk) tel. 01245 606427]

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#### Purpose

This report is seeking Cabinet approval of the masterplan for the Site Allocation known as Land North of Broomfield – referenced by Strategic Growth Site Policy 8 of the Chelmsford Local Plan.

The masterplan is attached to this report as Appendix 1.

#### Context to this report

As set out above, the purpose of this report is to enable the Cabinet to fully consider the proposed masterplan for this site and decide whether it is acceptable. The masterplan has previously been subject to review by Chelmsford Policy Board, as required by the Masterplan Procedure Note (Oct 2019), and a report setting out the merits of consideration was produced for that stage. Since the masterplan proposals have not changed in the intervening period, the Chelmsford Policy Board officer report is attached as Appendix 2 and this is relied upon to provide the officer considerations to support Cabinet decision-making. Herein this report speaks to matters arising since the masterplan was considered by Chelmsford Policy Board. These two reports should be read together.

## Recommendations

The Cabinet approve the masterplan subject to the Recommended Conditions set out at Section 3 of this report

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### 1. Background

- 1.1. The Chelmsford Local Plan was adopted on 27<sup>th</sup> May 2020. Strategic Policy S7 of the Local Plan requires that the allocated Strategic Growth Sites proceed in accordance with masterplans to be approved by the Council.
- 1.2. Further to officer-led negotiation of the masterplan proposals submitted by Bloor Homes for Land North of Broomfield, and following various rounds of community, technical and public consultation, Bloor Homes have presented a refined masterplan for Strategic Growth Site Allocation 8 in accordance with the Council's Masterplan Procedure Note (Oct 2019).
- 1.3. The masterplan has been considered in depth by Chelmsford Policy Board at its meeting of 16<sup>th</sup> July (reconvened on 23<sup>rd</sup> July). The Chelmsford Policy Board report is attached as Appendix 2. The minutes of that meeting have not yet been published. The recommendations of Chelmsford Policy Board have been followed. Those recommendations are chiefly that:
  - the masterplan should proceed to Cabinet for formal consideration
  - before submitting a report to Cabinet, the masterplan should be subjected to independent review by the Essex Quality Review Panel, and
  - where necessary, any changes to be negotiated prior to Cabinet should be delegated to the Director of Sustainable Communities in consultation with the Policy Board Chair, Vice Chair, Cabinet Member, and opposition party representatives.
- 1.4. The Essex Quality Review Panel (EQRP) was held on 30<sup>th</sup> July. The output document is attached as Appendix 3. See also the section of this report headed 'Essex Quality Review Panel' where actions from that stage of the process have been summarised.
- 1.5. Whilst several areas of potential discussion have been generated by the Essex Quality Review Panel, no changes to the masterplan have been negotiated prior to Cabinet. The recommendation put before Cabinet includes conditions which capture debate from Chelmsford Policy Board and suggestions from the Essex Quality Review Panel which are relevant to the masterplanning stage, technically workable and reflect the placemaking and delivery principles identified as part of the site's allocation. These culminate in 4no. Recommended Conditions which are set out in this report for Cabinet consideration.
- 1.6. The masterplan content and therefore full consideration of this masterplan proposal before Cabinet can be summarised as follows:

- Land uses
- Movement and connections
- Green/blue infrastructure
- Character of place
- Early understanding of main infrastructure requirements and dependencies
- Delivery and phasing

1.7 Although having limited influence over masterplanning content, early consideration must also be given to Livewell accreditation and sustainable construction approach. All of these matters have either been considered by officers to be acceptable or where more work is considered to be required at this stage, the Recommended Conditions seek to address that whilst allowing the development proposals to progress through the planning system.

## 2. Matters arising since consideration by Chelmsford Policy Board

### Royal Society for the Protection of Birds (RSPB) – late consultation response

2.1 Following public consultation on the 10<sup>th</sup> January 2020 at which time public notices were issued, but the RSPB were not specifically notified, a letter dated 13<sup>th</sup> July 2020 has been received. The table below provides a summary of comments and any actions/responses.

RSPB comment	Officer comment	Action
Arboricultural and ecology proposals are welcomed	Noted	None
Mammal underpass beneath Broomfield Road and as required within site	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Wildflower verges	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Lighting design to avoid unnecessary disturbance to wildlife	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Renewable energy and water recycling to be incorporated into new homes	Detailed matters related to renewable energy and water recycling will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Street trees	The masterplan takes account of the need for trees within streets. Detailed landscaping proposals will be considered at a later stage of the planning application process	None

Trees, hedgerows and water habitats incorporated	The masterplan incorporates existing site features.	None
Re-use of cut logs as refugia	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Permeable driveways	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Incorporate wildlife into fabric of buildings (e.g. bat and bird boxes)	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Property boundaries to allow wildlife movement	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
A fund for long term maintenance enshrined within s.106 agreement	A long term management and maintenance of landscaping would be addressed by the outline (i.e. governing) planning permission	None
Concerned about the impact of the hospital access road on Puddings Wood. A tree survey should be undertaken before deciding exact route for the hospital access road and compensatory woodland may be appropriate.	The route has been determined using a suite of ecology and tree surveys. The specific route has been chosen because it avoids the most significant impact to trees and ecology. Compensatory woodland planting and habitat is proposed by the masterplan.	Draw comment about re-using topsoil and leaf litter from existing woodland floor in compensatory planting zone to the attention of Bloor Homes

2.2 In conclusion, these comments would not require further amendment to the masterplan as submitted. The matters raised are mostly of a detailed planning nature which will be taken fully into consideration in due course of the planning process. The masterplan incorporates a negotiated strategy for delivering enhancement of biodiversity within the Allocation Site and fully considers the impact of routing the new hospital access road via Puddings Wood.

2.3 The full consultation response letter from the RSPB is included as Appendix 4.

#### Essex Wildlife Trust (EWT) – late consultation response

2.4 Following public consultation on the 10<sup>th</sup> January 2020 at which time EWT were invited to submit comment, a letter dated 7<sup>th</sup> August 2020 has been received. The table below provides a summary of comments and any actions/responses.

EWT comment	Officer comment	Action
Ecology proposals broadly accepted	Noted	None
Mammal underpasses	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Wildflower verges	Detailed ecology matters will be addressed through the planning application process. Planting strategy will have many roles (e.g. screening, water management, etc.)	Draw comment to the attention of Bloor Homes
Ornamental landscaping of local provenance and of value to wildlife	Detailed landscaping matters will be addressed through the planning application process	Draw comment to the attention of Bloor Homes
Support proposed enhancement of hedgerows	Noted	None
Property boundaries to allow wildlife movement	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Incorporate wildlife into fabric of buildings (e.g. bat and bird boxes)	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Specific reference to Swifts – with reference to integrated nest brick attributes	Detailed ecology matters will be addressed through the planning application process.	Draw comment to the attention of Bloor Homes
Object to new road through Puddings Wood, which is a Local Wildlife Site	The plan making process assesses and balances competing needs. There has been a long-standing objective to provide a new access into the hospital to ensure resilience of its operation and to maintain a functioning public highway network. The Local Plan has facilitated this objective alongside required housing growth. Whilst the loss of a section of woodland is undesirable in the first instance, there is no deliverable alternative available and the specific route has been chosen because it avoids the most significant impact to trees and ecology minimising its impact. The developer is also proposing, by means of compensation, to better connect Puddings Wood and Sparrowhawk	None

	<p>Wood through woodland planting within the Allocation Site, which ultimately delivers net biodiversity gain and a more connected network of wildlife sites in accordance with the national objectives.</p>	
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- 2.5 In conclusion, these comments would not require further amendment to the masterplan as submitted. The matters raised are mostly of a detailed planning nature which will be taken fully into consideration in due course of the planning process. The masterplan incorporates a negotiated strategy for delivering enhancement of biodiversity within the Allocation Site and fully considers the impact of routing the new hospital access road via Puddings Wood.
- 2.6 A key part of the strategy will concern phasing of compensatory works to ensure the lag between loss and compensatory benefit can be avoided or at least adequately reduced. For example, in relation to compensatory woodland planting along the western site boundary to compensate for the Puddings Wood impacts, planting should take place as early as possible in construction phasing to allow time for growth to occur which means that area provides benefit at the time of loss. At this stage of the process Bloor Homes will be asked to provide a Structural Landscape Framework to set out the key roles of landscape areas and sequencing. Ultimately the LPA would need to impose controls in relation to the timing of works, but this is not a masterplanning consideration and will be set by the outline (i.e. governing) planning permission stage.
- 2.7 Natural England was also consulted back in January of this year. Their formal comments were not presented as an objection to development, but do seek that the developer mitigates their impact on natural environment and as part of that the developer would be expected to contribute towards the Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS).
- 2.8 The full consultation response letter from Essex Wildlife Trust is included as Appendix 5.

Essex Quality Review Panel (EQRP)

- 2.9 The EQRP was held on 30<sup>th</sup> July 2020. The EQRP has no formal status and offers informal views only providing an informal second opinion. The benefit of the EQRP is that it provides opportunity to hear an outside perspective from other professionals. The EQRP is not an in-depth or technical assessment and the Panel do not purport to possess all of the local context or understanding.
- 2.10 Discussion between Bloor Homes and Officers since the EQRP has agreed a series of work streams which will continue through the next stages of the planning process. In addition, some additional work or commitments would benefit or complement the masterplan. Where appropriate to masterplanning, those work streams are captured by the Recommended Conditions set out at Section 3 of this report.

2.11 The table below provides a summary of comments and any actions/responses.

EQR comment	Officer comment	Action
Delivery sequence of core foot and cycle routes – ensure they are available to early occupiers	Not a masterplanning consideration – development management. Providing suitable connections to each phase of housing is essential and would be secured through the planning application process.	Secure timing of infrastructure delivery at outline application stage
Function and characteristics of the spine route	Not a masterplanning consideration – detailed site planning. The position of the carriageway relative to the cycleway, for example, will vary and there will be separation through planting zone of varying depth. The design approach is to calm traffic along the spine road with horizontal alignment changes to reduce/remove straight lines and at all times the cycleway will be a separate route to the carriageway. Ultimately the route needs to be fit for purpose and this includes conveying staff cars in volume and long wheelbase vehicles (e.g. buses) to/from the hospital site as well as serving the residents of this development.	Confirm specific attributes of spine road at reserved matters stage
Cycle connectivity within the development – cycleways should provide primary movement corridors	Agreed. Ensure all routes currently displayed as footways are changed to cycleway/footway to accommodate both modes of travel.	<b>Condition</b> to seek this amendment post-approval – see Recommended Conditions
Better incorporate the development parcel south of the reservoir within foot/cycle network	Agreed. The masterplan need not be amended to achieve this outcome as detailed planning will ensure this parcel is adequately connected to movement network. However, this change will be sought in conjunction with the above requirement for more comprehensive coverage of cycle routing throughout the development.	Use above condition to ensure adequate connection of cycleways to all development parcels

<p>Social and gathering points along the primary movement corridors</p>	<p>Agreed. The masterplan need not be amended to achieve this outcome as detailed planning will ensure the attributes of the layout provide opportunities for social gathering. This may be achieved in conjunction with public art and other planning outcomes.</p>	<p>Secure public art at outline planning stage. Confirm specific attributes of primary movement corridors at reserved matters stage</p>
<p>Off-site cycle routing and wayfinding</p>	<p>Routing is considered at masterplanning stage and there are suitable routes and opportunities available to support the development.</p>	<p>Secure off-site cycle route works at outline planning stage</p>
<p>Amenities and facilities offered on site.</p>	<p>The dependence on existing local facilities was determined under the Local Plan. It is reasonable that this development makes use of and supports, without competing with, those existing local retail outlets. The community-orientated neighbourhood centre is appropriate.</p>	<p>None</p>
<p>Relationship to Broomfield Hospital in terms of meeting energy needs</p>	<p>Not a masterplanning consideration – detailed site planning. Discussion can continue with the hospital, but there would be no planning mandate for securing this. The key constraint is aligning any potential hospital related initiatives with the delivery of housing on this development. Nonetheless, this does represent one of many options for delivering a sustainable development and Bloor Homes will be asked to explore this as part of their wider approach to development.</p>	<p>Request Bloor Homes consider this approach.</p>
<p>Set out a Sustainability Framework</p>	<p>Agreed. The masterplan need not be amended to achieve this outcome. A framework can however be appended to the masterplan document. This should not be overly prescriptive as requirements will change over time, but this should set out overall targets, key attributes and deal with</p>	<p><b>Condition</b> to seek this framework post-approval – see Recommended Conditions</p>

	the issues around mitigating grid loading at peak times.	
Parking approach	Not agreed and not a masterplanning consideration – detailed site planning. Parking courts are not in line with approved parking guidance and have significantly adverse consequences for design quality, safety and resident desirability – leading to greater instances of on-street parking which is a significantly worse outcome than on-plot parking. Parking courts were more widely used in the 1990s up to the early 2000s and were consciously phased out.	None
Presence of parking in streets	Not a masterplanning consideration – detailed site planning. Related to the above, parking courts for this size of site are not an acceptable solution. Instead it would be more appropriate to seek that on-plot parking be designed to sit back from the street to further reduce presence of cars within the development.	Confirm specific attributes of on-plot parking at reserved matters stage
Improved physical relationship with the hospital – anchoring community to the hospital	This is not related to the Bloor Homes masterplan so much as it is a Broomfield Hospital masterplan. Better connection between the hospital and development is in large part delivered by the new access corridor within this site, but there is an opportunity to continue that corridor at pedestrian scale and in line with the Bloor Homes masterplan vision once in the hospital site.	None. Although further conversations will be had with Broomfield Hospital in relation to their masterplan
Shared space at entrances – and space for hospital staff/visitors	Partially agreed. The masterplan does provide a perimeter of green, open land with public routes which lead external visitors to public spaces and functions planned into the more central areas of the site. Additional spaces at entrances would mean less opportunity for green spaces within the central	None

	areas of the development and mean it has a more urban character as a result – the green spaces within the scheme are more accessible to all and better complement the vision.	
Exercise trails	Not a masterplanning consideration – detailed site planning. Exercise trails will be encouraged and would work very well in conjunction with the perimeter route. Ideas along these lines have already been discussed and the HIA will incorporate Livewell considerations which will help identify health and wellbeing initiatives.	Confirm specific attributes of public spaces and Livewell interventions at reserved matters stage
Allotments and community gardens	Partially agreed. Physical connection with existing allotments is not feasible since security of allotment sites is a key requirement and multiple routes into allotments can undermine that security and compromise layout/use of allotment land. The content of public open spaces is a detailed site planning consideration.	Confirm specific attributes of public spaces and Livewell interventions at reserved matters stage
Blocks not related to village	Not agreed. At masterplanning stage the development parcels are responding to the less formal/angular grain of development in rural Essex and in particular Broomfield and Little Waltham villages. Further consideration needs to be given to the character of development within those development parcels, for instance how streets will achieve varied frontages and be landscaped to offer wayfinding and character of place, but those are detailed site planning considerations.	Confirm specific attributes of development parcels at reserved matters stage
Landscape-led approach is a key drive and welcome	Agreed.	None
Western landscape belt should be widened to 50m to support a woodland character with high biodiversity potential	Agreed. It should be assessed whether the overall western landscape belt could be a minimum of 50m wide. A study is needed to confirm how this can be achieved	<b>Condition</b> to seek this amendment post-approval – see

	without compromising housing content of the Allocation.	Recommended Conditions
Character and amount of space at Blasford Hill – village green style gateway	Partially agreed. Clarification here that the comment relates to the role of the green space in achieving a sufficient separation to settlement pattern and an appropriately rural-character of entryway into the development. The space is adequate to achieve a visual feathering of the ribbon development along Blasford Hill and gives way to the rural landscape beyond the developed land. The exact character of highway junction can be considered further at outline application stage, but a roundabout has been included to date because of highway requirements and it may not be possible to use any other form of junction.	Confirm specific attributes of junction at outline application stage
Extend linear space in south-west development parcel	Not agreed. To accommodate wider landscape margin on western boundary this space will need to change size/shape in any event. That resultant space should exhibit village green attributes – i.e. should be a space in its own right to achieve an event within the development and contribute to character of place – it is not part of the green networking needs of this site so need not be extended in a linear fashion as suggested.	None
Sequencing of landscape elements	Agreed. Not specifically a masterplanning consideration, but having an overall framework of landscape objectives now would be a positive way to develop a strategy. Timing of mitigatory or compensatory works would be secured at outline application stage.	<b>Condition</b> to seek this framework post-approval – see Recommended Conditions

2.12 The comments received through the EQRP have been reviewed. Not all of the suggestions are workable or right for this development. Those work streams that would be beneficial to pursue have been discussed with Bloor Homes and where appropriate to this stage of the process, conditions are recommended.

### 3. Recommended Conditions

The following conditions are to be met within 28 days of the Cabinet meeting:

1. Notwithstanding the approved Masterplan Framework dated April 2020 the orange-coloured footways as depicted on the plan shall hereafter be referred to as foot and cycleways and all development parcels must benefit from adequate connections to both foot and cycle network. Post approval of the masterplan it is expected the plan will be updated to reflect this.
2. A Sustainability Framework document shall be produced and appended to the Masterplan Framework dated April 2020 (or as amended in accordance with this decision), which shall confirm the overall objectives for delivering sustainable construction at this site and which shall demonstrate that the development is looking forward in terms of national and local targets for energy use and carbon emissions as well as looking at opportunities, where appropriate, for amalgamated and community systems of heat and power generation and reducing water consumption in line with (or better than) the optional building regulations standards.
3. Notwithstanding the approved Masterplan Framework dated April 2020 the Essex Quality Review Panel concluded the landscape belt along the western boundary should be increased to 50 metres in width when measured from the western boundary along the entirety of that western edge. In order to achieve this a study shall be compiled, to be agreed with officers, to confirm how this will be designed since this will require some consequential adjustments to the development parcels in that area of the site. Once a suitable masterplan layout has been agreed (within the overall time permitted for compliance with this condition) it is expected the plan will be updated to reflect this.
4. A Structural Landscape Framework document shall be produced and appended to the Masterplan Framework dated April 2020 (or as amended in accordance with this decision), which shall confirm the overall objectives for structural landscape areas within the site, their sequencing of delivery relative to wider works to ensure they provide the necessary benefits to be relied upon for mitigating or compensating the impacts of development (including provision of the hospital access through Puddings Wood) in real time and to underline that this is landscape-led approach to development.

### 4. Conclusion

- 4.1. The masterplan demonstrates how the requirements of the Local Plan will be delivered on this site.
- 4.2. 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.

- 4.3. The masterplan is presented to Cabinet with recommendation that it be approved subject to the inclusion of the Recommended Conditions as listed.

List of appendices:

- Appendix 1 Bloor Homes masterplan
- Appendix 2 Chelmsford Policy Board Report
- Appendix 3 Essex Quality Review Panel report
- Appendix 4 RSPB consultation response letter
- Appendix 5 Essex Wildlife Trust consultation response letter

Background papers:

None

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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 new Local Plan and emerging 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

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Consultees:

CCC – Spatial Planning

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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

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BLASFORD HILL  
**BROOMFIELD**

**MASTERPLAN FRAMEWORK**

APRIL 2020

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# 1. INTRODUCTION

## THE VISION FOR BLASFORD HILL

Blasford Hill, created for the 21st Century responding to people's desires not only for quality new homes but for a whole new way of life, one that's sustainable, healthy, convenient and community focused. Blasford Hill will give people a chance to own a home in their local community, by delivering a variety of homes to meet local needs.

The development will deliver new areas of high-quality open space as part of a comprehensive green and blue infrastructure network that connects with the existing landscape setting helping to enhance existing wildlife habitats and improve biodiversity. Blasford Hill aims to create a community that integrates with the existing residents of Broomfield and Little Waltham.

Blasford Hill will be an exemplar development of the highest standards – a place where people genuinely want to live and work and play. Designed to minimise the use of the car and maximise walking, cycling and local public transport, to help encourage healthy living and community interaction ensuring that Broomfield remains a great place to live.

# THE DEVELOPER - BLOOR HOMES

**PLACEMAKING IS AT THE VERY HEART OF EVERYTHING WE DO – DELIVERING HOMES PEOPLE WANT TO LIVE IN.**

Bloor Homes has 50 years continuous experience in promoting and developing major housing schemes across the UK. Today, it is one of the largest privately-owned house building companies in the UK, building 4,000 new homes each year ranging from one-bedroom apartments to traditional family homes.

Our long term family ownership and simple structure provides certainty which is not susceptible to change or disruption.

We deliver high quality homes and infrastructure which are designed to complement the local area. Recognising the importance of working collaboratively with those who live and work in the area, creating good places that promote health happiness and wellbeing.



## ROWHEDGE, COLCHESTER BOROUGH COUNCIL

This application in Rowhedge delivered 170 plots in a sensitively designed new mixed-use residential neighbourhood within the settlement boundary of the area formally known as Rowhedge Wharf. It transformed the 4.9 hectares of degraded Site through comprehensive regeneration and provided new homes, which included 2 to 5 bedroom homes. Full planning permission was granted in August 2015 by Colchester Borough Council. In addition, provisions were made to improve ecological habitats.

## SIBLE HEDINGHAM, BRAINTREE DISTRICT COUNCIL

This application saw 193 plots created on a Brownfield Site which consisted of the redevelopment of the former redundant Premdor Factory into beautiful 2 to 5 bedroom homes. It ensured ecological enhancement to the existing woodland surrounding the area, alongside the creation of a new river walk and cycle link.

We worked very closely with the local authority, and the construction of the work hub building was gifted to Braintree District Council as was land secured for future healthcare.



## SEVERALLS, COLCHESTER BOROUGH COUNCIL

The re-development of the former Severalls Hospital saw the creation of a high-quality residential development with reserved matters approved in April 2016 by Colchester Borough Council. The Site was allocated through the adopted Local Plan and consisted of 750 plots of 2 to 5-bedroom homes.

The Site's historical use, character, design and landscape was an important element to capture within the proposed design which saw the re-development of listed buildings as well as ensuring ecological enhancement, in-particular for bats.



## 2. CONTEXT & SITE ANALYSIS

### SITE LOCATION

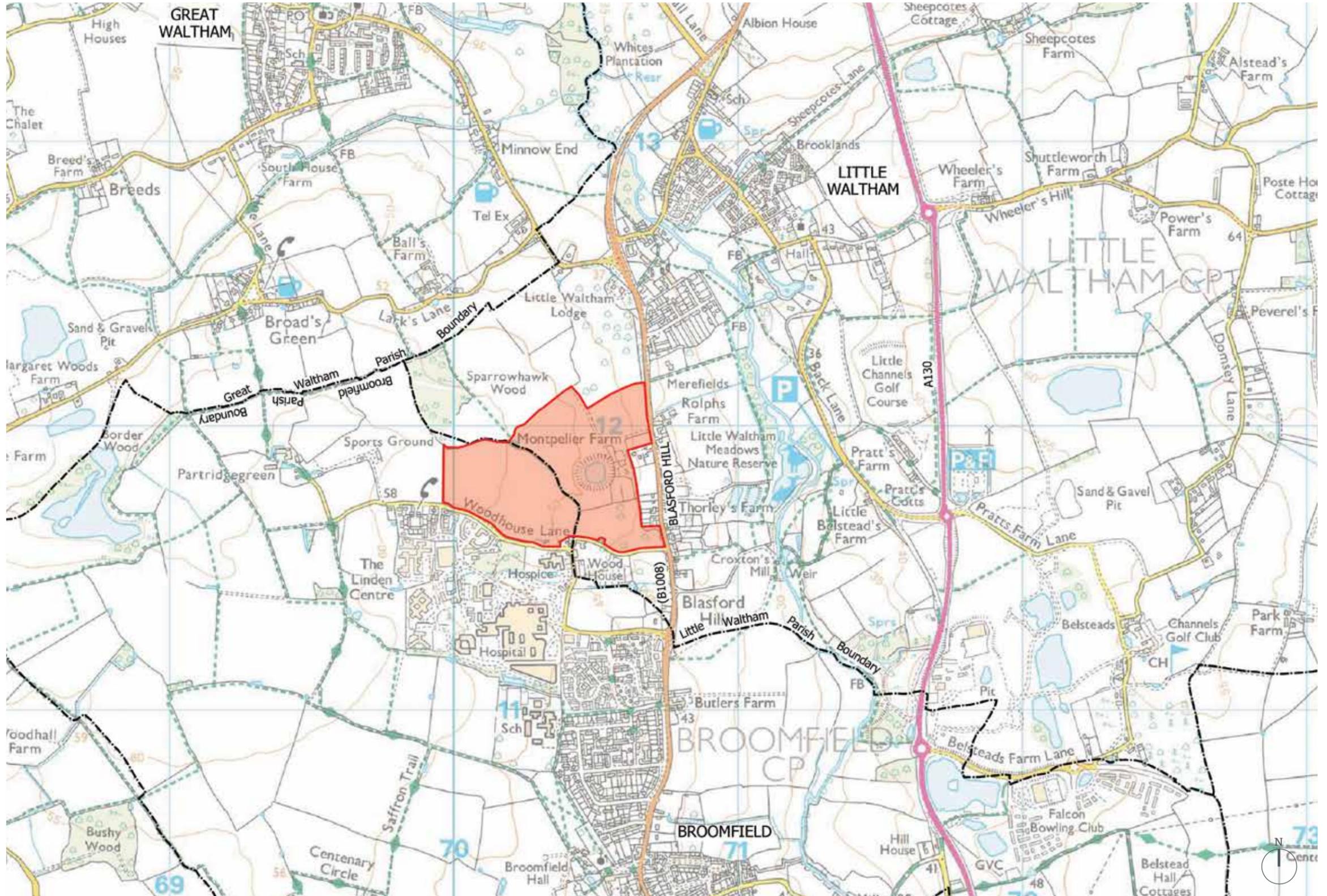
The Site lies around 4 miles (6.43km) north of Chelmsford city centre, between the villages of Broomfield and Little Waltham. The Site falls jointly into the Parishes of Broomfield and Little Waltham as illustrated on the map opposite. To the north west lies the hamlet of Broad's Green whilst to the east is Little Waltham Meadows Nature Reserve. Broomfield Hospital and Farleigh Hospice are located immediately to the south of the Site which occupies a significant area.

Broomfield has a population of approximately 4,000 people and offers a good range of services and facilities. The village extends out along the B1008 main road from Chelmsford city centre although most of the built up area is on the western side with the Chelmer River Valley to the east.

Little Waltham village and parish has a population of around 1,200 people. It has a pub, GP surgery, church, school, and two halls. The village has an attractive centre and a number of historic buildings.

The Site is located within the borough of Chelmsford City and the Council is the local planning authority.

The following pages explore the Site, its context, planning policy, character and technical considerations in more detail.



Local Context Plan

**SITE DESCRIPTION**

The Site comprises approximately 28 hectares (ha) and lies on the northern edge of Broomfield, to the west of Blasford Hill (B1008) and to the north of Woodhouse Lane.

The Site is predominantly in agricultural use, bisected by trees and hedgerow on the alignment of a ditch and public right of way. The public footpath connects Sparrowhawk Wood to the north with Woodhouse Lane and North Court Road to the south.

The hard standing area to the west of the scaffold yard has also been included within the masterplan boundary. Although this area is not included within the Local Plan Allocation it helps to show how the area could be comprehensively masterplanned.

The Site contains an agricultural reservoir which is well established, created around 1976. To the east of this feature lies a group of commercial buildings. Trees and hedges define the northern and southern boundaries of the Site. The banks around the reservoir comprise grassland, scrub and immature trees.

The land to the north comprises fields currently in agricultural use whilst located to the west of the Site are the King Edwards Grammar School (KEGS) sports pitches. The southern boundary is defined by Woodhouse Lane beyond which are Broomfield Hospital, Farleigh Hospice and a small area of woodland known as Puddings Wood located between them.

Located in the south east corner at the lowest point of the Site lies a field which is currently semi-improved neutral grassland and contains a few tree preservation orders within it. Adjacent to the eastern boundary is Blasford Hill, Montpelier Farm, commercial buildings (Scaffold Yard), the rear gardens of the adjoining housing, and allotments.

A planning application for residential development had been submitted on land to the south east corner of the Masterplan boundary (land north of Woodhouse Lane and west of Blasford Hill), and which forms part of the Site Allocation. Planning permission had been granted in 2018 for 11 dwellings on this land.

 Masterplan Site Area



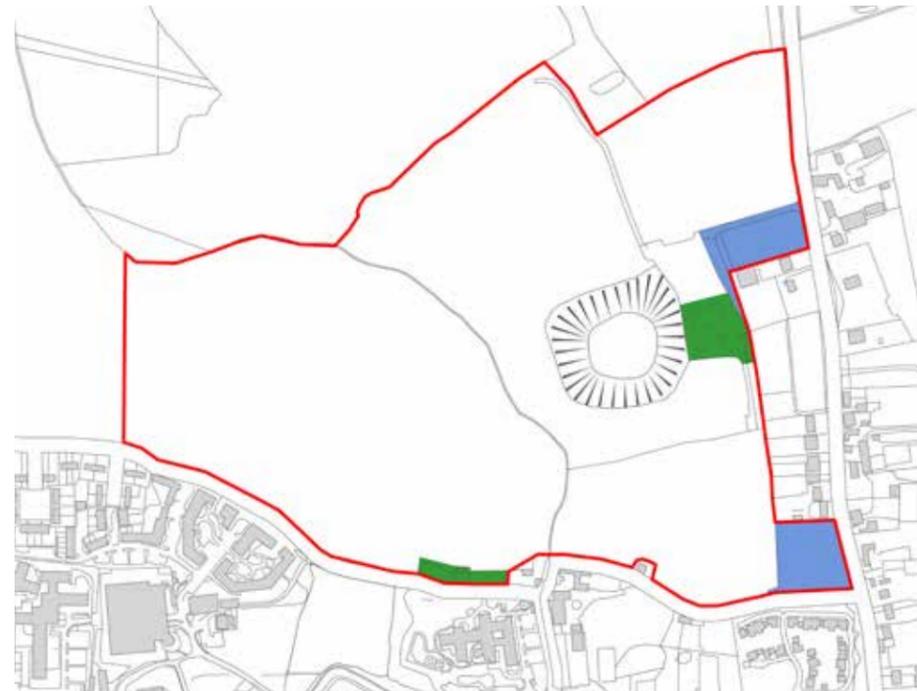
Aerial photo of the Site

# SITE CONTEXT

## SITE AND CONTEXT ANALYSIS

The Site is currently open countryside, characterised by an undulating agricultural landscape and includes an agricultural reservoir. Given the Site topography and surrounding tree belts, long distance views are limited to the east and the valley of the River Chelmer. Short views are afforded to open countryside to the north west, Puddings Wood and Broomfield Hospital to the south. Immediately along the western edge is the King Edwards Grammar School playing fields with Sparrowhawk Wood to the north west. To the north are open fields, and on the eastern boundary there are a few residential properties (of which some are listed), Montpellier Farm, allotments, Scaffold yard and commercial buildings. The southern boundary is defined by Woodhouse Lane, a cluster of residential properties, hedges and small woods. Broomfield Hospital, Farleigh Hospice and the village of Broomfield are beyond. It is expected that the masterplan will respond positively to these Site characteristics.

- Important local views are afforded from the existing public footpath that crosses the Site, running alongside a farm ditch.
- Topography determines that surface water flow routes and natural ponding occurs within the centre of the Site, the reservoir and in the south eastern corner.
- The south eastern element is the historic context for a rural hamlet of listed properties along Blasford Hill and was once the parkland grounds for Wood House located to the south of Woodhouse Lane.
- Trees and hedges sit along the southern boundary and within the south eastern field.
- There are sensitive uses on the south and eastern edges.

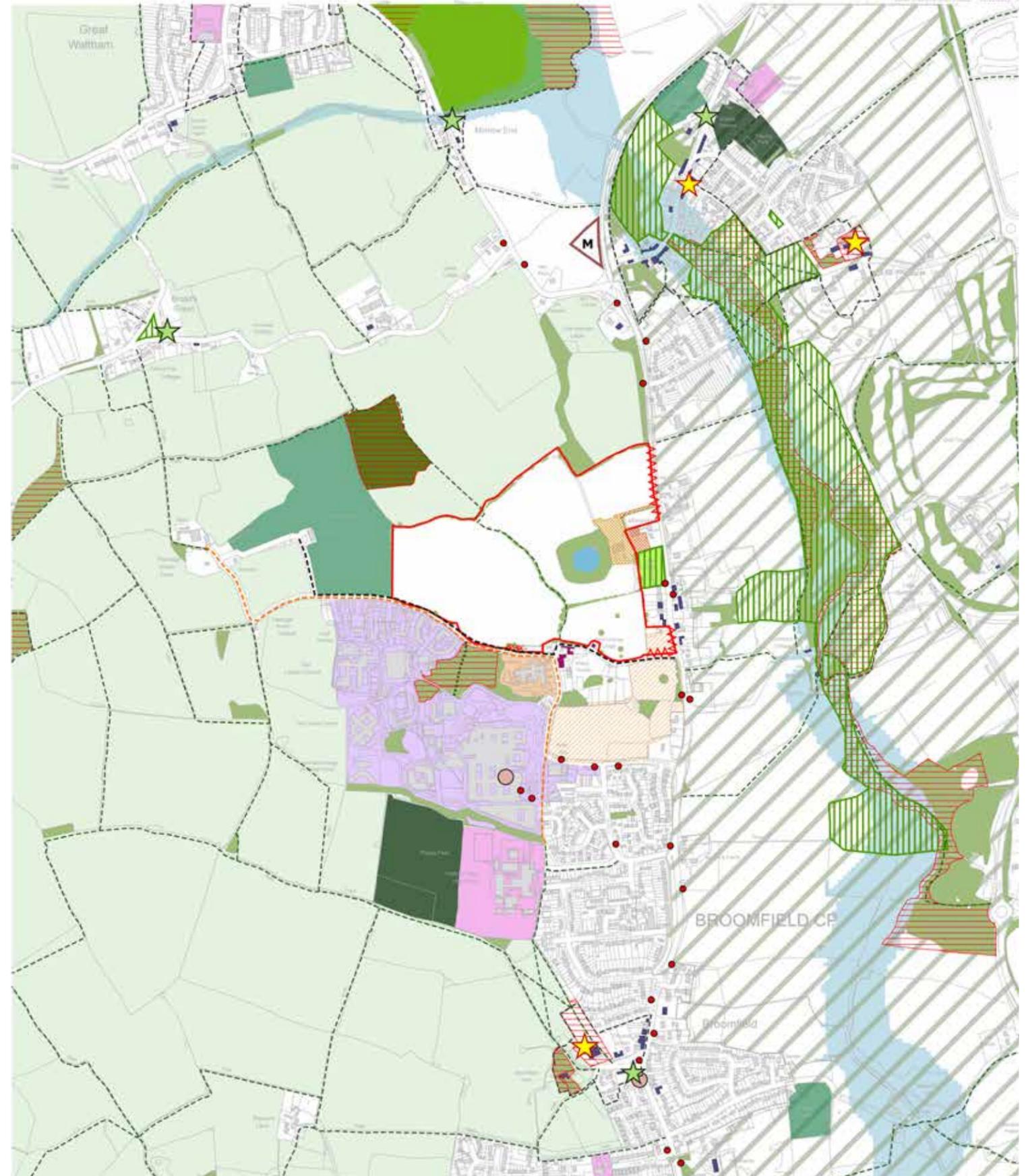


- Masterplan Site Area
- Land in addition to allocation under the control of Bloor Homes
- Land in the allocation that is not under the control of Bloor Homes

- Masterplan Site Area
- Listed Buildings
- Non Designated Heritage Assets
- Scheduled Monument
- Conservation Area
- Local Wildlife Site
- Ancient Woodland
- Trees / Woodland
- Playing Fields
- Green Wedge
- Open Space
- Countryside
- Allotments
- School Playing Fields
- Registered Parks and Gardens
- PRoW
- Footpath Through Puddings Wood
- Cycle Route
- Consented Development
- Flood Zone 2 & 3
- Japanese Knotweed
- Scaffold Yard
- Land Used for Scaffold Business
- Broomfield Hospital (Up to 4 Storeys)
- Farleigh Hospice
- Education
- Noise Source
- Country Lane with Prominent Tree/Hedge
- Shops
- Public House
- Place of Worship
- Library
- Bus Stops



Site Context Plan





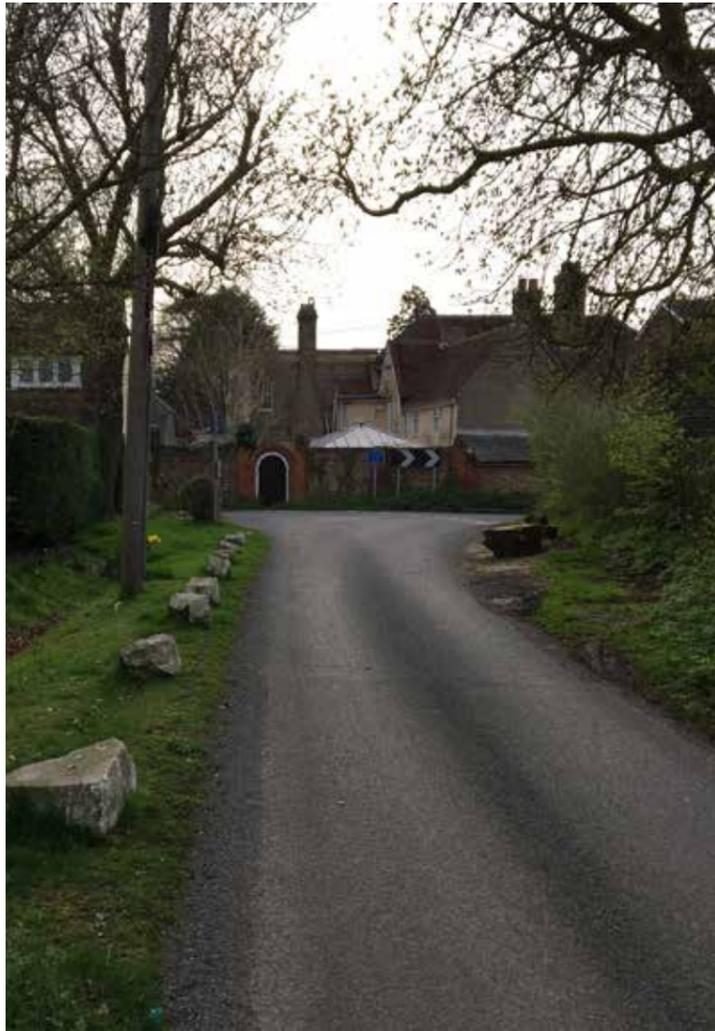
View looking south along Blasford Hill towards Broomfield (Site on right hand side)



PRoW leading onto Woodhouse Lane



View looking east along Woodhouse Lane with Coach House on the right



View looking east along Woodhouse Lane to Northcourt Road



Agricultural Reservoir



Agricultural Reservoir setting located within the Site



View looking north east across the Site from Woodhouse Lane with Broomfield Hospital on the right

# PLANNING POLICY

## NATIONAL PLANNING POLICY

This masterplan document and supporting plans have been prepared with reference to local and national planning policy guidance. This section provides a summary of those relating to design.

### National Planning Policy Framework (NPPF, 2019)

The Council's Pre-submission Draft Local Plan (dated January 2018) was examined by the Secretary of State in November and December 2018, and was therefore subject to the policies contained within the previous Framework (2012), as part of the transitional arrangements stipulated within paragraph 214 of the update NPPF (2018).

The revised National Planning Policy Framework (NPPF) was introduced in February 2019, and sets out the government's planning policies and how these are expected to be applied. The NPPF still maintains the 'Presumption in Favour of Sustainable Development' for both planmaking and decision-taking. Paragraph 11 of the NPPF makes clear how the presumption in favour of sustainable development should be applied. This paragraph is at the heart of the plan making and decision-taking processes.

Masterplans are not explicitly referenced within the NPPF, though are a design tool to aid developers in achieving high design standards as part of their development proposals. Accordingly, Paragraphs 124 of the NPPF makes clear that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' This is a thread that runs through the Masterplan document.

In support of the NPPF, there are particular references within the Planning Practice Guidance (PPG) that assist the masterplan document.

Paragraph 032 Reference ID: 26-032-20140306, of the PPG states:

'Masterplans can set out the strategy for a new development including its general layout and scale and other aspects that may need consideration. The process of developing masterplans will include testing out options and considering the most

important parameters for an area such as the mix of uses, requirement for open space or transport infrastructure, the amount and scale of buildings, and the quality of buildings.

Masterplans can show these issues in an indicative layout and massing plan where the shape and position of buildings, streets and parks is set out. Masterplans can sometimes be submitted for outline planning permission or they can be adopted as local policy requirements.

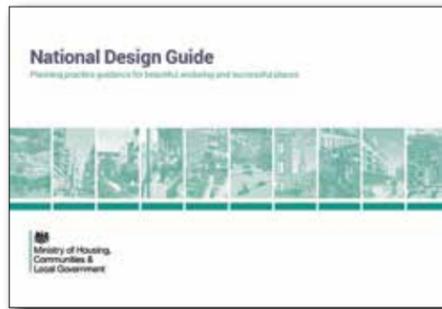
Care should be taken to ensure that masterplans are viable and well understood by all involved. In particular graphical impressions of what the development will look like should not mislead the public by showing details not yet decided upon as certainties.

Masterplans, briefs and site policies can stay in place for a long time. They need to be flexible enough to adapt to changing circumstances.'

### National Design Guide

On 1st October 2019, the Ministry of Housing, Communities & Local Government published the National Design Guide. This addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.

The National Design Guide is based on national planning policy, practice guidance and objectives for good design as set out in the NPPF.



## LOCAL PLANNING POLICY

### Local Plan

The timeline for the Chelmsford Draft Local Plan is as follows:

- Regulation 18 – Preferred Options consultation: March 2017.
- Regulation 19 – Pre-submission Draft Local Plan consultation: February 2018.
- Examination in Public of the Draft Local Plan: November/December 2018.
- Main Modifications consultation: August 2019, and
- Adoption of the Local Plan: anticipated early 2020.

Devising this masterplan has resulted from a requirement stipulated within the draft Local Plan. Strategic Priority 8 (Creating Well Designed and Attractive Places, and Promoting Healthy Communities) of the Local Plan, makes clear that the 'plan' will encourage the use of masterplans and design codes where appropriate for strategic scale developments. This in turn feeds into the overarching spatial strategy (Strategic Policy S9), which requires that 'Strategic Growth Sites will be delivered in accordance with masterplans to be approved by the Council.'

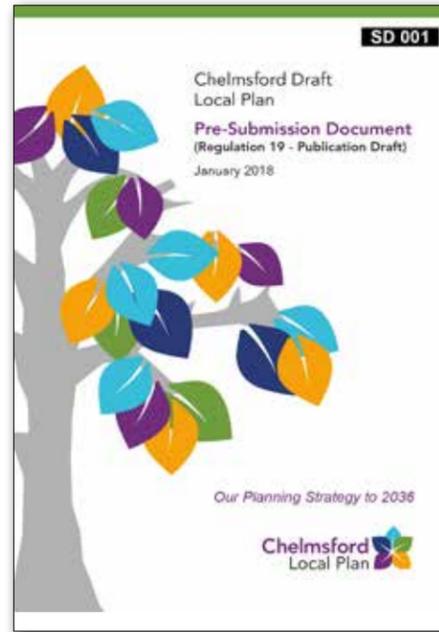
Following on from Strategic Policy S9, the Strategic Growth Site subject to this masterplan document is Location/Site 6 (North of Broomfield). This Site is supported by its own 'Strategic' policy (Strategic Growth Site 6). This policy seeks to deliver a 'high-quality landscape-led development that maximises opportunities for sustainable travel.' The policy requires the following to be provided, and also includes additional text made by the Main Modifications:

### Amount and type of development:

- Around 450 new homes of mixed size and type to include affordable housing.

### Supporting on-site development:

- Neighbourhood Centre.
- Provision of a new stand-alone early years and childcare nursery located in the southern portion of the Site.



### Site masterplanning principles:

#### Movement and Access

- Main vehicular access to the Site will be from Blasford Hill (B1008).
- Provide a new vehicular access road to serve the development and provide access to Broomfield Hospital and Farleigh Hospice.
- Provide pedestrian and cycle connections.
- Provide a well-connected internal road layout which allows for bus priority measures.

#### Historic and Natural Environment

- Conserve and where appropriate enhance the setting of the listed buildings on Blasford Hill and the non-designated heritage assets Wood House, the Coach House and Wood House Lodge adjoining the Site.
- Protect and where appropriate enhance the setting of the nearby Scheduled Monument to the north of the Site.
- Mitigate the visual impact of the development.
- Enhance the historic environment.
- Create a network of green infrastructure.

- Provide suitable SuDs and flood risk management.
- Ensure appropriate habitat mitigation and creation is provided.
- 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.

### Site infrastructure requirements:

- Land (circa 0.13 hectares) for a stand-alone early years and childcare nursery (Use Class D1) and the total cost of physical scheme provision with delivery through the Local Education Authority.
- Appropriate improvements to the local and strategic road network as required by the Local Highways Authority.
- Appropriate measures to promote and enhance sustainable modes of transport
- New and enhanced cycle routes, footpaths, Public Rights of Way and bridleways where appropriate.
- Provide, or make financial contributions to, new or enhanced sport, leisure and recreation facilities.
- Financial contributions to delivery of the Chelmsford North East Bypass, primary and secondary education, and community facilities such as healthcare provision as required by the NHS/CCG.

There are several key policies that are pertinent to the masterplan in design terms, which are as follows:

Strategic Policy S1 'Spatial Principles' lists the guiding Spatial Principles which include; locating development at well connected sustainable locations, protecting and enhancing the character of valued landscape, heritage and biodiversity, respect the pattern and hierarchy of existing settlements, and, ensure new development is served by necessary infrastructure.

Strategic Policy S5 'Conserving and Enhancing the Historic Environment' states that the Council will protect and enhance the Historic Environment, which includes, amongst other designated and non-designated heritage assets, Scheduled Ancient Monuments and Listed Buildings.

The need to protect and enhance the natural environment and plan positively for biodiversity networks is outlined in Strategic Policy S6 'Conserving and Enhancing the Natural Environment'.

Policy HO1 'Size and Type of Housing' details the key building design parameters that major residential developments will need to adhere to, specifically:

A) Within all developments of 10 or more dwellings the Council will require:

i. The provision of an appropriate mix of dwelling types and sizes that contribute to current and future housing needs and create mixed communities; and

ii. 50% of new dwellings to be constructed to meet requirement M4(2) of the Building Regulations 2015 (accessible or adaptable dwellings), or subsequent government standard.

B) Within all developments of 30 or more dwellings the Council will require A)i and A)ii above, and:

i. 5% of new affordable dwellings should be built to meet requirement M4(3) of the Building Regulations 2015 (wheelchair user dwellings), or subsequent government standard.

C) Within all developments of more than 100 dwellings the Council will require A)i, A)ii and B) i above, and:

i. 5% self-build homes which can include custom housebuilding. At the time an application is submitted, the Council will review this percentage against the latest local housing need requirement for selfbuild/custom build homes; and

ii. Provision of Specialist Residential Accommodation (including Independent Living) taking account of local housing needs.

Policy NE3 'Flooding/ SUDS' aims to ensure that development sites are safe from all type of flooding and that future development does not give rise to adverse flood risk or surface water drainage. All major development will be required to incorporate water management measures to reduce surface water run-off and ensure that it does not increase flood risk elsewhere.

The policies which relate to ensuring that development is of a high quality design and that it responds successfully to its context are explained within planning policies MP1 'High Quality Design' and MP2 'Design and Place Shaping Principles in Major Development'. The policies provide broad principles that new development should follow to ensure that it is of a high standard of design.

Appendix A 'Development Standards' provides greater clarity on the criteria that will be used to determine the design quality of schemes and includes standards such as privacy and proximity standards, private amenity space standards and recycling and waste specifications.

The Strategic Growth Site 6 (Policy SGS6) only requires a 56 place early years facility. This is in reflection of the scale of development proposed.

Other policies which are of relevance and considered as part of the Masterplan document are as follows:

- HE1 – Designated Heritage Assets.
- HE2 – Non-Designated Heritage Assets.
- HE3 – Archaeology.
- NE1 – Ecology and Biodiversity.
- CF1 – Delivering Community Facilities.

Further to the above, Policy S11 (Infrastructure Requirements) is a strategic policy that sets out the infrastructure required to facilitate the development identified within the Local Plan. This policy is of particular relevance to Strategic Growth Site 6 as there are infrastructure requirements listed within the site specific policy over and above items listed within Policy S11.

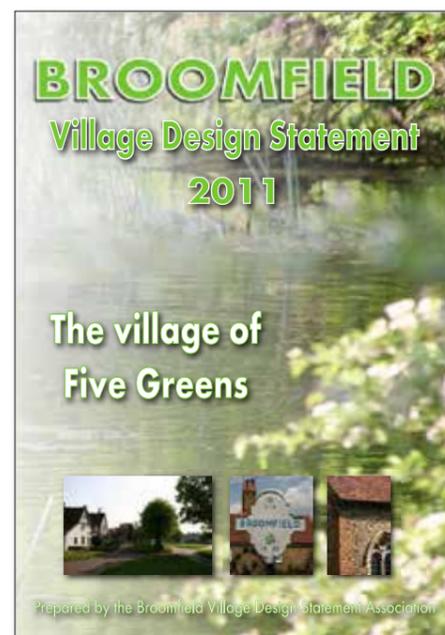
## NEIGHBOURHOOD PLAN

The Site crosses the boundary of two Parish Councils: Broomfield Parish Council and Little Waltham Parish Council.

Broomfield Parish Council are in the process of drafting their Neighbourhood Plan, and have formally designated their Neighbourhood Area. Little Waltham Parish Council have not yet commenced with either formally designated their area, or the drafting of a Neighbourhood Plan. Both Parish Councils have been engaged with in respect of the Masterplan process.

## BROOMFIELD VILLAGE DESIGN STATEMENT

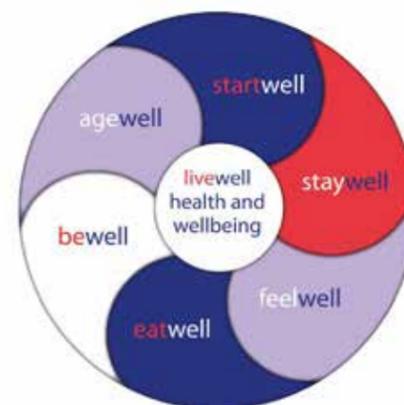
The Broomfield Village Design Statement (VDS) was published in 2011, and was produced to aid and direct future development to integrate within the existing village. Given the age of the VDS it does not consider the proposed development subject to this application in any detail, or does it comply with any current national or local planning policies. The VDS does, however, provide some helpful context in understanding the local vernacular and wider settlement of Broomfield.



## LIVE WELL

An important element of any development coming forward is incorporating and delivering health and wellbeing. Health and wellbeing are intrinsically linked to both individuals and their environment. Health inequalities are heavily influenced by a wide range of socio-economic factors including housing, education, jobs and worklessness.

It is considered that acknowledging developments would be of greater benefit for planners and developers as well as the public who can be given some assurance that these environments have the potential to support their health and wellbeing. Development proposals that may come forward for this Site will have the opportunity to sign up to the 'Livewell Developer Charter', which commits developers to support the health and wellbeing principles within an accreditation scheme.



## SECURED BY DESIGN

Secured By Design (SBD) is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. As a police organisation working alongside the Police Service in the UK, this seeks to achieve sustainable reductions in crime through design and other approaches.

SBD has produced a series of helpful Design Guides to assist the building, design and construction industry to incorporate security into developments to comply with the Building Regulations and meet the requirements of SBD.

## CHELMSFORD OPEN SPACE STUDY

The Open Space Study was carried out in 2016 by consultants on behalf of Chelmsford City Council. The overall Chelmsford Open Space, Sports and Recreational Facilities Study comprises six reports.

The Open Space Study is presented in two parts. The main report comprises an overview of the whole study and includes details on local needs, methodology, open space typologies and analysis of provision. The second report comprises six green space area profiles which provide more localised information.

## CHELMSFORD GREEN INFRASTRUCTURE STRATEGIC PLAN

The Green Infrastructure Strategic Plan draws from a wide range of plans, programmes and strategies developed within the City and by partners. As part of a Research and Evidence Base, these documents have helped to inform the identification of the character and opportunities associated with Green Infrastructure across the City Council area and beyond, reflecting both the wide spatial reach of the Green Infrastructure Strategic Plan and its delivery through partnership working. The Green Infrastructure Strategic Plan is a starting point for identifying and targeting gaps in provision, providing a framework for new development and determining how existing assets can be used to better effect. Habitat Regulations

## HABITAT REGULATIONS

The Planning Policy Guidance (PPG) refers to Habitat Regulations by stating 'A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it.'

As referenced within the Masterplan document, an extended phase 1 Habitat Survey has been undertaken. This survey assessed the suitability of the Site to support protected species and protected habitats. In addition to this, under the Habitat Regulations it is likely that an Appropriate Assessment (AA) is required for the development that could be delivered on the Site, though this can be applied at the application stage.

## ESSEX RAMS

Further to the HRA, Essex Councils have produced a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). As part of the RAMS, screening is undertaken to identify the Natura 2000 sites which may be affected by the proposed development. The Site falls within the Recreational Zone of Influence (ZOI) of the following Natura 2000 and Ramsar sites:

- Blackwater Estuary (SPA and Ramsar) – Recreational ZOI - 22km (15.1km from Development Site).

The following Natura 2000 sites were highlighted as having ZOIs which encompassed the Site:

- Blackwater Estuary SPA.
- Blackwater Estuary Ramsar site.
- Essex Estuaries SAC.

As a result of increased recreational pressure, it is predicted that the identified Natura 2000 sites will be subject to a 'Likely Significant Effect' caused by the proposed development subject to the Masterplan. Accordingly, any proposed development within the Site will be subject to the Essex RAMS tariff. The calculated RAMS tariff is £122.30 per dwelling (Essex County Council, 2018), as well as the need to consider on-site recreation facilities to mitigate wider disturbance or ZOI receptor areas.

**Masterplan Considerations**

- The proposals need to accord with the planning policy framework set out unless material considerations dictate otherwise.
- This includes various infrastructure requirements, levels of open space provision and housing mix.
- The development proposals need to demonstrate that they align with best practice design guidance.
- The Chelmsford Local Plan masterplanning principles should be incorporated.
- On-site recreational facilities should be provided to mitigate wider disturbance on ZOI receptors areas.
- Commitment to Live Well principles

# LOCAL COMMUNITY FACILITIES & SERVICES

The Site is well served by the existing facilities and services located in Broomfield and Little Waltham. The opportunity to share and enhance existing services will help integrate the new community with the existing residents and promote community cohesion.

## SHOPS

The nearest supermarkets are the Co-operative and Londis, both located along Main Road in the centre of Broomfield. There is also a small Marks & Spencer located within Broomfield Hospital.

## RECREATION AND OPEN SPACE

There are sports and recreation facilities located in Broomfield and Little Waltham which include football and cricket clubs. There are public footpath routes to these destinations expanding out from the Site in all directions, including into Broomfield centre and Little Waltham. There are a number of cycle routes locally with plans in place for improvements.

## EMPLOYMENT

Broomfield Hospital, adjacent to the Site, is one of the largest employers in the Chelmsford area. In addition to other smaller scale employment opportunities within the village, Chelmsford city centre is approximately 4 miles (6.43km) away and easily accessible by bus.

Chelmsford also provides a direct train service to London Liverpool Street taking approximately 34 minutes.

## HEALTH

The Site is well located in terms of health provision with easy access to Broomfield Hospital and doctor's surgery in Little Waltham.

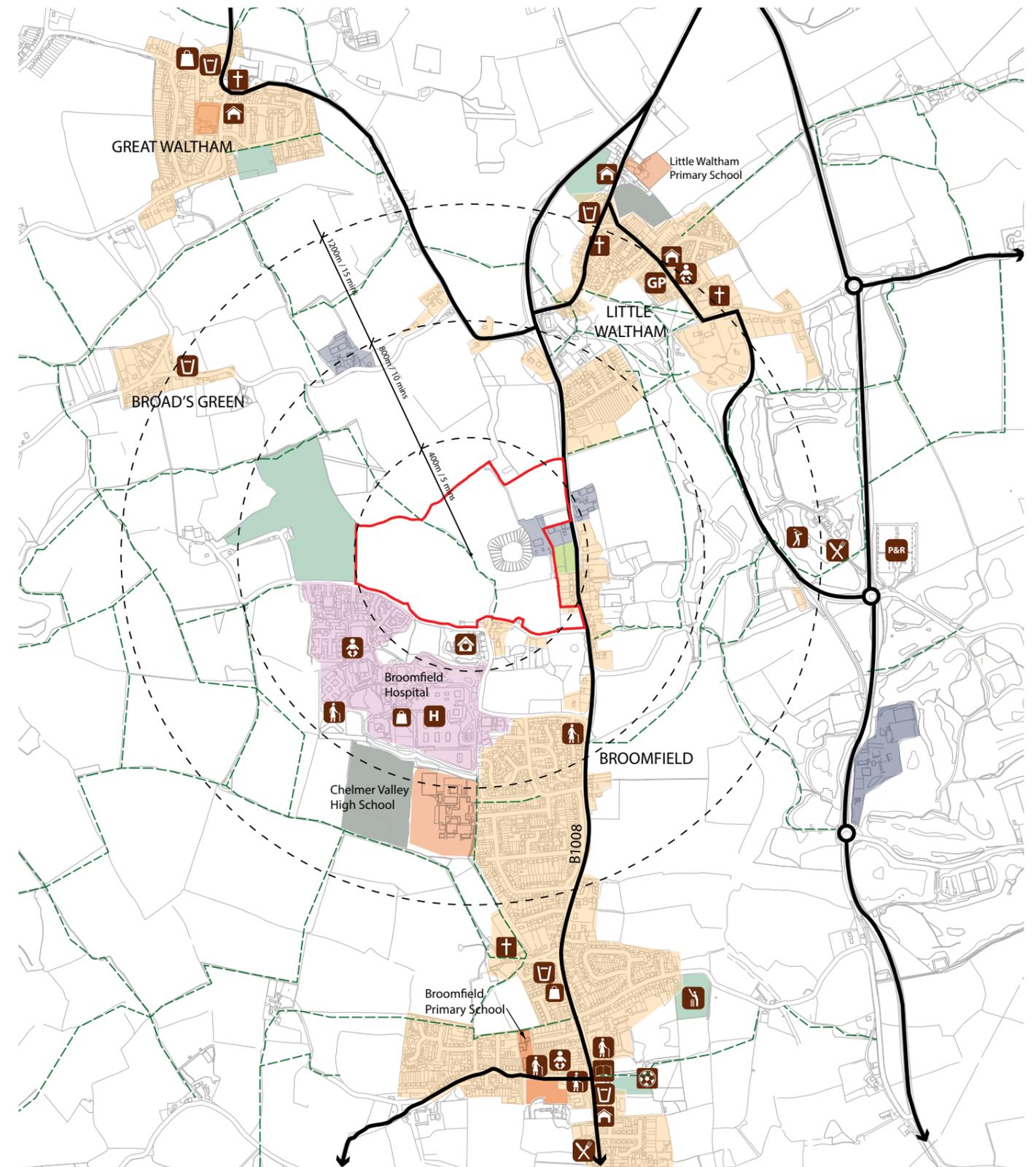
## EDUCATION & EARLY YEARS

Chelmer Valley High School is located within Broomfield, south of the Site and easily accessible by walking or cycling. Broomfield Primary School is also located within the village, approximately 1.64kms to the south and adjacent to Main Road. Little Waltham Primary School is around 1 mile (1.5km) away to the north east.

### Masterplan Considerations

- The Site is well served by existing services and facilities in Broomfield and Little Waltham. Chelmsford city centre is around 4 miles (6.43km) away and easily accessible by bicycle or bus.
- A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and an early years and childcare facility. At this time there are ongoing talks with the NHS about integrating local healthcare provision with this Local Centre or nearby, but this is subject to further discussion with the NHS.
- There is no requirement for a new primary school on the Site. The children are most likely to attend schools in Little Waltham and Broomfield.
- The additional housing will help support and sustain local businesses, such as the nearby shops and pubs.
- Connections to existing facilities by walking and cycling will be a priority.

- Masterplan Site Area
- Predominantly Residential
- Predominantly Health
- Education
- Predominantly Employment
- Main roads nearby
- PRow
- Allotments
- School Playing Fields
- Playing Fields
- H Broomfield Hospital
- GP GP Surgery
- 🏠 Hospice
- 👤 Nursing Home
- P&R Chelmer Valley Park & Ride
- 🛒 Convenience Store
- 👶 Pre School Nursery
- 📖 Library
- 🍺 Public House
- ⚽ Football Club
- 🍴 Restaurant / Takeaway
- 🏌️ Golf Facility
- ✝️ Place of Worship
- 🏠 Village Hall
- 🏏 Broomfield Cricket Club



Local Community Facilities and Services Plan

# ACCESS & MOVEMENT

## HIGHWAY CONNECTIONS

The Site is well connected to the strategic road network and local bus network. The B1008 on the eastern edge of the Site links to the A130 Braintree Road to the north. This serves Braintree and links to the A120 serving Bishops Stortford to the west and Colchester to the east.

The B1008 extends southwards towards Chelmsford city centre and various strategic routes, including the A1060 to the M11, and east onto the A12.

Reference is made below to the Chelmsford City Growth Package; a £15 million package to be invested in sustainable transport methods designed to help alleviate pressure on Chelmsford's road network. It is understood that these improvements will be made by 2021.

Broomfield hospital is located immediately to the south of the site and is currently served via a separate access on Blasford Hill. The approach to future connections to the Hospital is considered later in the Masterplan.

In relation to Woodhouse Lane it is not considered appropriate to increase the use of this route or its junction with Blasford Hill.

## PUBLIC TRANSPORT

The Site is well connected in terms of public transport. The proposals will provide a bus service into the development, connecting to Chelmsford, Braintree and other key destinations (subject to operator support).

In addition, the Chelmsford City Growth Package proposes improvements to the route between Chelmsford city centre and Broomfield Hospital. These relate mainly to junction redesigns, improved bus stops, and footway improvements.

## WALKING AND CYCLING

The Site will provide for safe accessible and attractive pedestrian and cycle routes within the Site and externally connecting the Site to its context.

The Site is well served by Public Rights of Way (PROW), providing excellent links to the local countryside and long distance leisure routes. PROW Route 225-29 cuts through the Site, linking Great Waltham with Broomfield Hospital.

The Site is also well connected in terms of footpath links into nearby villages. There are pavements along Blasford Hill connecting into the centre of Broomfield and Little Waltham. There are no pavements along Woodhouse Lane.

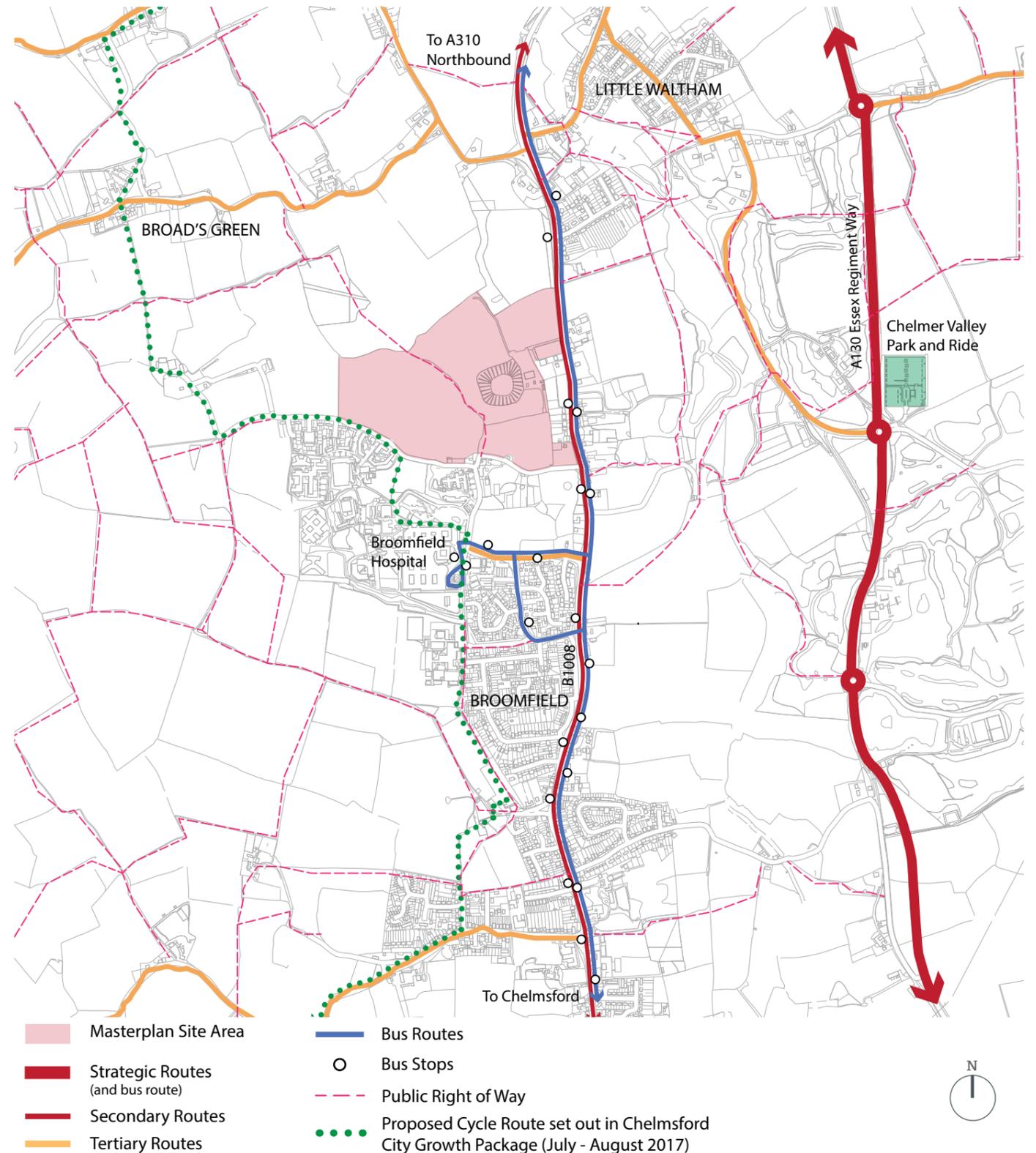
The only cycle route in the immediate area is the on-road route running from the hospital towards Broad's Green. There is however a new strategic route proposed in the Growth Package running from Chelmsford city centre to Great Waltham.

The Great Waltham Cycle Route passes along Woodhouse Lane and the southern boundary of the Site and creates an opportunity to increase cycling opportunities to various destinations including local schools and Broomfield local centre. This also connects with Chelmsford city centre, rail station and bus station (all within 12-15 minutes cycle).

This strategic route will not connect with Little Waltham which identifies a need for better cycle connectivity between the local centre (and the facilities therein) and the Site.

### Masterplan Considerations

- **Vehicular Access:** the Site must be served via a new access off the B1008 Blasford Hill. This should be in the form of a new roundabout, designed to act as a positive and attractive new gateway into Broomfield, including appropriate signage.
- **Public Transport:** early phases of the development can include safe and convenient walking routes to the existing bus stops along Blasford Hill, though later phases could provide an internal bus service. The internal road layout will be designed to accommodate additional bus stops on Site as part of any future proposed bus service.
- **Cycle connection:** cycle route through the Site connecting Little Waltham (subject to feasibility study) with city centre and Great Waltham cycle route to the south via Woodhouse lane.
- **Walking routes:** Connection to walking routes leading to community facilities in Broomfield and Little Waltham. Improvements are needed including a potential crossing facility associated with the new access off Blasford Hill.
- **A new vehicular, pedestrian and cycle access** will be provided to connect with Broomfield Hospital internal perimeter road. The delivery of this access will either be directly by the developer of Blasford Hill (subject to the Hospital Trust making the land freely available) or via a financial contribution by the developer to finance the works to be undertaken by the Hospital Trust under governance of the Local Authority.



- Masterplan Site Area
- Strategic Routes (and bus route)
- Secondary Routes
- Tertiary Routes
- Bus Routes
- Bus Stops
- Public Right of Way
- Proposed Cycle Route set out in Chelmsford City Growth Package (July - August 2017)

Access & Movement Network

# LANDSCAPE & VISUAL

## LANDSCAPE AND VISUAL

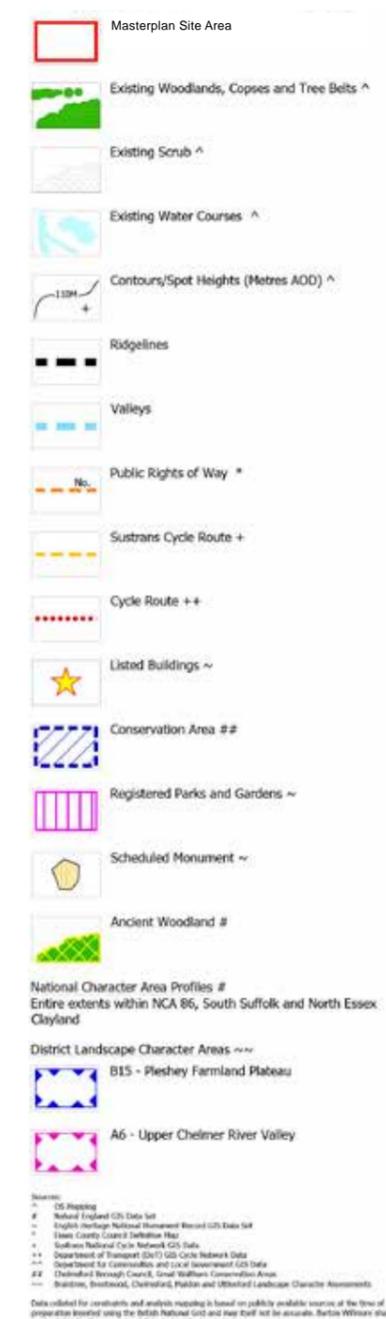
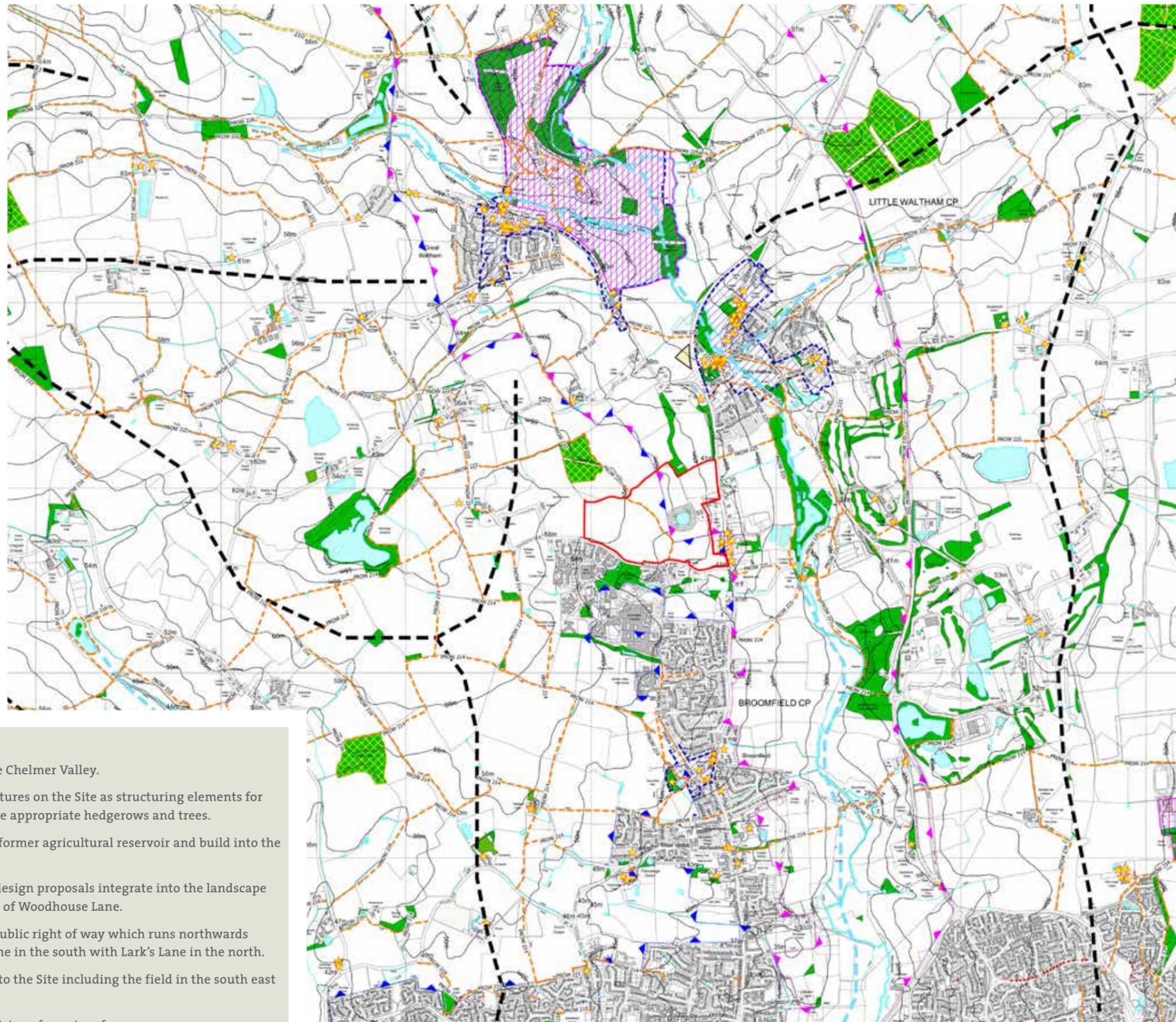
The Site is located on the east facing slopes of the Chelmer Valley and comprises three fields, separated by hedgerows and trees. A public right of way (PRoW 225/29) runs northwards through the Site connecting Woodhouse Lane in the south with Lark's Lane in the north. Sparrowhawk Wood - a parcel of ancient woodland, and the pond in the former agricultural reservoir are dominant landscape features. There is a cluster of listed buildings adjoining the south eastern edge of the Site, accessed via Blasford Hill, and a substantial group of buildings associated with Broomfield Hospital to the south of the Site. The Site is not subject to any landscape related designations, and is not within or adjoining a Conservation Area.

## LANDSCAPE CHARACTER

The Site falls within Natural England's National Character Area 86; South Suffolk and North Essex Clayland. The District Landscape Character Assessment identifies the NE of the Site to be part of the Upper Chelmer River Valley character area (LCA A6) and the south and west to be part of the Pleshey Farmland Plateau (LCA H). Both recognise the importance of the valley sides, woodland blocks, hedgerows and irregular field patterns and suggest they be preserved and enhanced as part of any future green infrastructure. At a local level, the Broomfield Village Design Statement identifies greens as being a key characteristic of the village, and suggests new development should be focused around a series of greens.

### Masterplan Considerations

- Respect eastern views into the Site from the Chelmer Valley.
- Make best use of the existing landscape features on the Site as structuring elements for future development. These to include where appropriate hedgerows and trees.
- Recognise the key landscape feature of the former agricultural reservoir and build into the approach to green infrastructure.
- Enhance existing Site planting to help the design proposals integrate into the landscape surroundings including the wooded setting of Woodhouse Lane.
- Enhance the green corridor context of the public right of way which runs northwards through the site connecting Woodhouse Lane in the south with Lark's Lane in the north.
- Deliver an appropriate landscape response to the Site including the field in the south east corner.
- Reflect local village character through provision of a series of greens.



Site Context and Visual Appraisal

## TOPOGRAPHY

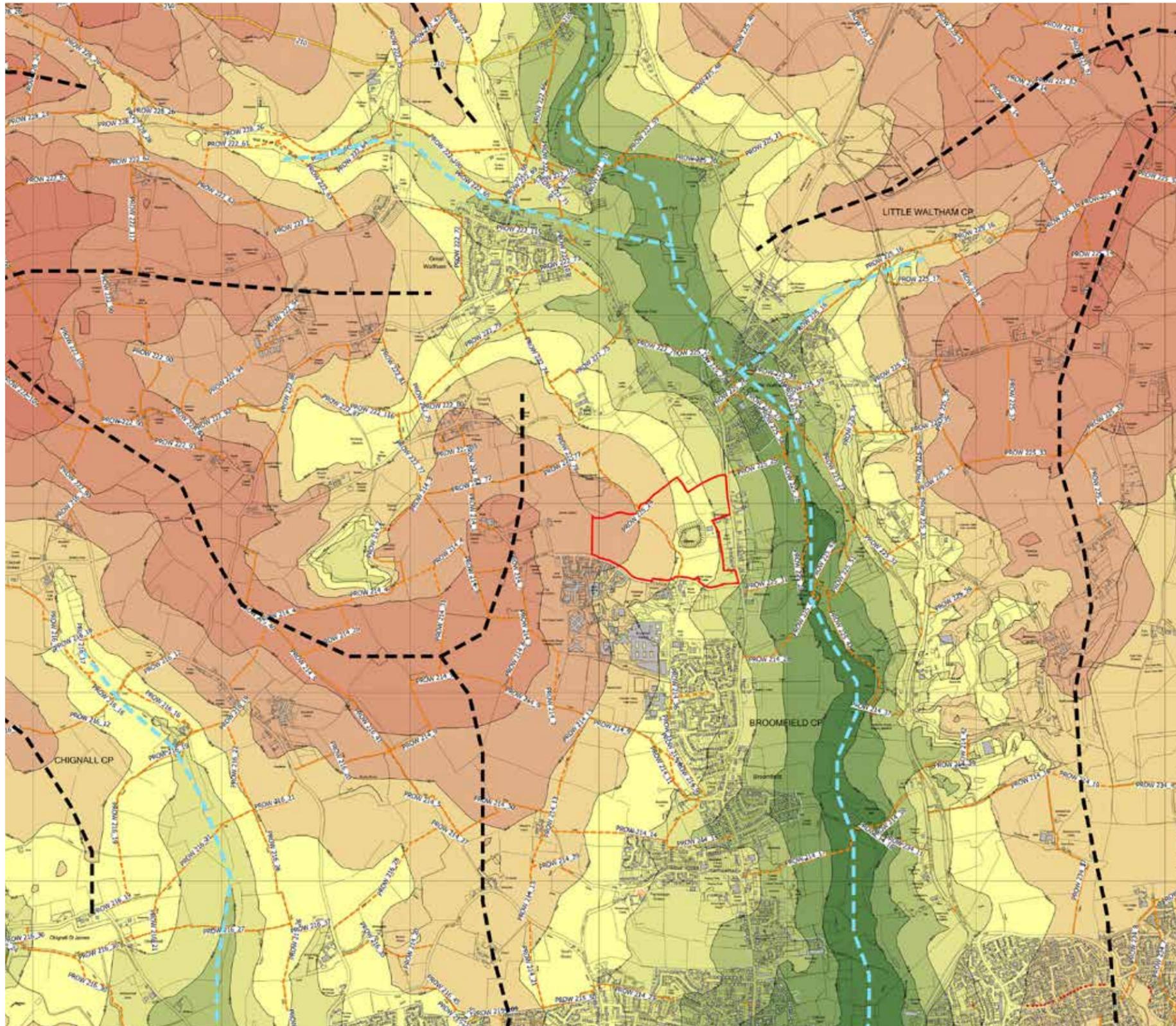
A topographical survey of the Site has been completed which shows elevations ranging from 57.90m AOD at the western Boundary falling to 43.40m AOD at the south eastern boundary. The main topographical feature is an agricultural reservoir, which presents an opportunity for integration into the new scheme.

## VISUAL CONTEXT

A full visual appraisal has been undertaken. This concluded that views into the Site are obtained from a limited geographic area, including from roads and properties adjoining the Site, such as Woodhouse Lane to the south and a short stretch of Blasford Hill to the north east; from the eastern side of the Chelmer Valley; and from a short stretch of PRoW 225/25 to the east, looking towards the north eastern boundary. The most visually sensitive part of the Site is the area of sloping ground to the east of PRoW 225-29, although any proposed built forms within the Site would be seen in the context of existing large-scale hospital development to the south. As such, sensitive design-led approach would enable new development to be successfully integrated within its landscape setting.

### Masterplan Considerations

- Enhance existing field boundaries to help the development proposals integrate into their landscape surroundings.
- Utilise existing topography to create a natural drainage strategy.



### Elevation ( Metres AOD)



Sources:  
 \* OS Mapping  
 + Essex County Council Definitive Map  
 + Southern National Cycle Network (SNCN) Data  
 ++ Department of Transport (DoT) SNCN Cycle Network Data

Data collected for constraints and analysis mapping is based on publicly available sources at the time of preparation worked using the British National Grid and may itself not be accurate. Further information shall still be liable for the accuracy of data derived from external sources.



Topographical Features Plan

Concrete post and wire fence on western boundary of Site (KEGS playing fields beyond)  
Sparrowhawk Wood

Residential properties at Broomfield Hospital  
Woodhouse Lane



A: View from Woodhouse Lane on the south western boundary of the Site

PRoW 225/29 Tree belt field boundary across centre of the Site Wood House Farleigh Hospice Residential properties at Broomfield Hospital



B: View from PRoW 225/29 in the northern part of the Site looking south towards Broomfield Hospital

PRoW 225/29 Vegetation along northern boundary of Site Industrial shed in the eastern part of the Site PRoW 225/29



C: View from PRoW 225/29 in the centre of the Site looking north east towards Blasford Hill

Wood House Farleigh Hospice Residential properties at Broomfield Hospital



D: View from PRoW 225/29 in the centre of the Site looking south west towards Woodhouse Lane



E: View from PRoW 225/29 in the centre of the Site looking north west towards the agricultural reservoir



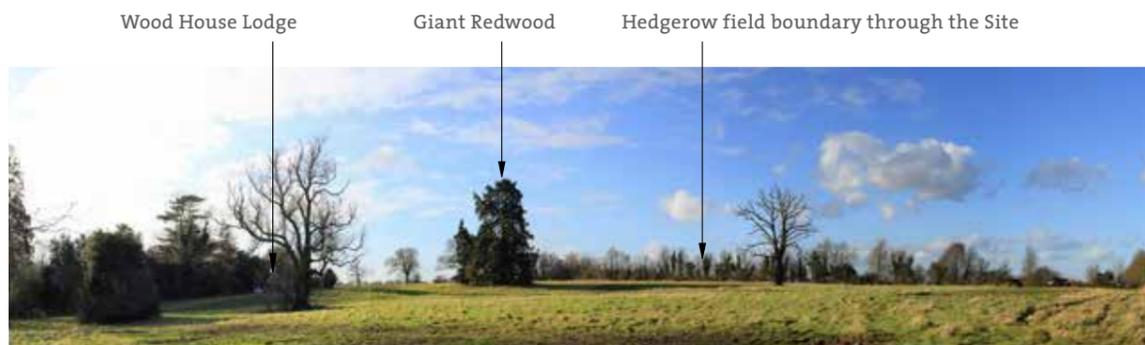
F: View from Woodhouse Lane opposite Farleigh Hospice looking north towards the Site



Photograph location plan



G: View from PRoW 225/29 in the southern part of the Site looking east towards Blasford Hill



H: View from Woodhouse Lane near Blasford Hill looking north west across the Site



i: View west from Blasford Hill

# LOCAL CHARACTER

## INTRODUCTION

Understanding a place is key to delivering integrated and responsive developments. Analysing how the local area has changed over the past 100 years provides useful information about suitable patterns of growth. This is not about copying the past, rather it means understanding and interpreting the context of a particular Site and its surrounding context.

The Site falls within the parishes of Broomfield and Little Waltham. The proposal would expand Broomfield northwards maintaining a clear separation from the village of Little Waltham. Therefore, in order to inform the master plan and design proposals for the Site, the historic development and character of Broomfield has been the focus of this analysis.

## HISTORICAL EVOLUTION

The historical maps show how the villages have changed over the past century. This highlights that the village expansion has moved both north and south along Main Road away from the original focal points of the Broomfield village.

The analysis of the historical evolution of Broomfield illustrates that the Site settlement pattern is consistent with the approach of extending development north and south along Main Road whilst still maintaining separation from the settlement boundary of Little Waltham.

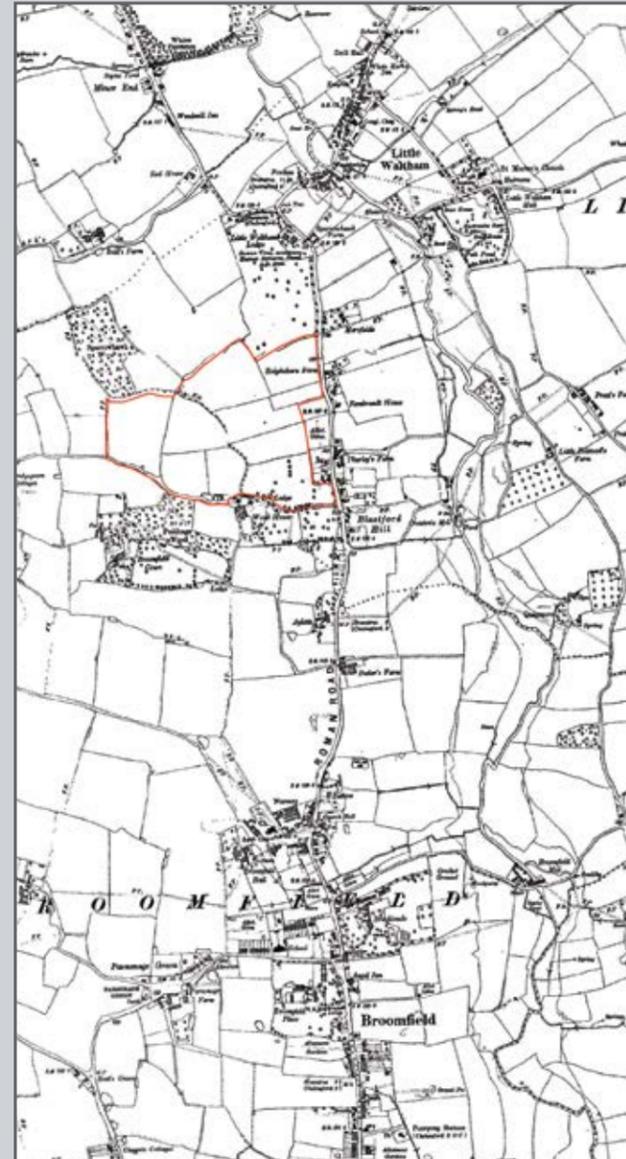
### Masterplan Considerations

- Avoid coalescence of Broomfield and Little Waltham for example visibly breaking the ribbon of development fronting Blasford Hill.
- The interface with the surrounding landscape needs to be considered as this creates a new settlement edge. Housing should be outward facing, but not to create an overly developed urban edge from views from the surrounding countryside.

### ORDNANCE SURVEY MAP 1924

Main Road, forming part of the old Roman Road, provides the ordering structure for the village. Buildings are grouped around the intersection with Church Lane, leading to Broomfield Hall to the west, and the intersection with School Lane, leading to Parsonage Green to the west. Occasional buildings are strung out along the road between these focal points.

The Site comprises farmland located midway between Broomfield and Little Waltham, alongside the hamlet of Blasford Hill. The woodlands of Sparrowhawk and Puddings Wood are evident whilst Wood House which sits within a parkland estate setting, is still there today and lies along Woodhouse Lane to the south. To the east lies two farms, various buildings and allotments.

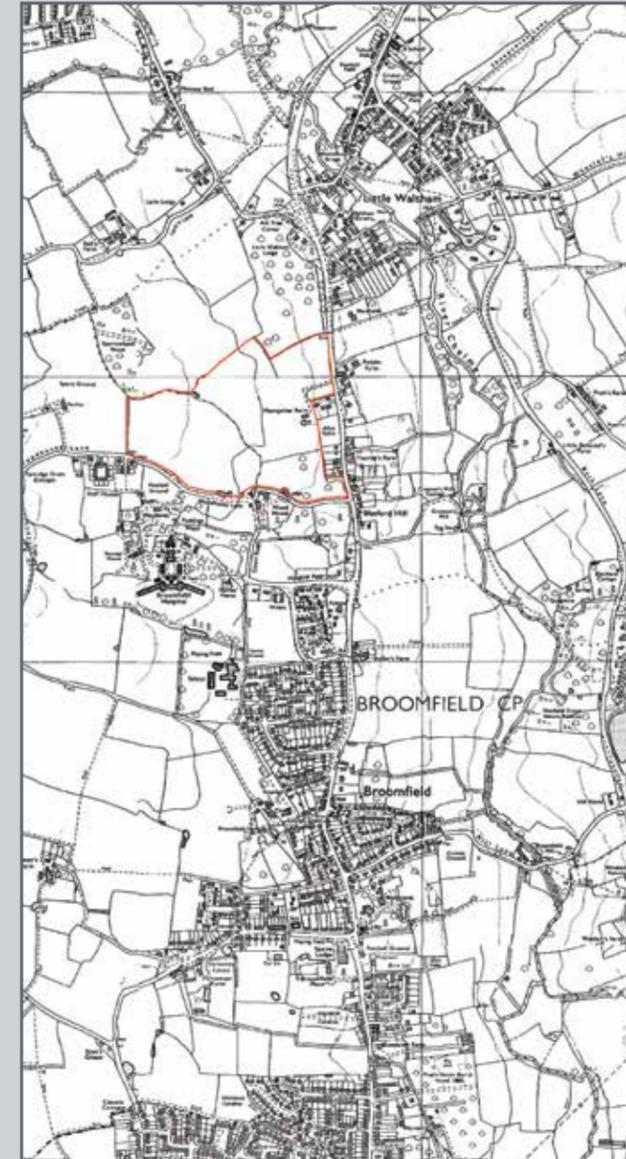


### ORDNANCE SURVEY MAP 1979

By 1979, Broomfield has expanded considerably, with the original building groupings subsumed within post war development north of school Lane, north and south of Mill Lane, with substantial development north of Church Lane.

Although considerable development has occurred within backland areas, the linearity of the settlement is still distinctive by virtue of the continued growth north and south along Main Road.

Other notable changes include the secondary school to the west and Broomfield Hospital within the grounds of Broomfield Court. Like Broomfield, Little Waltham has also expanded markedly to the south, to almost touch the Site boundary.

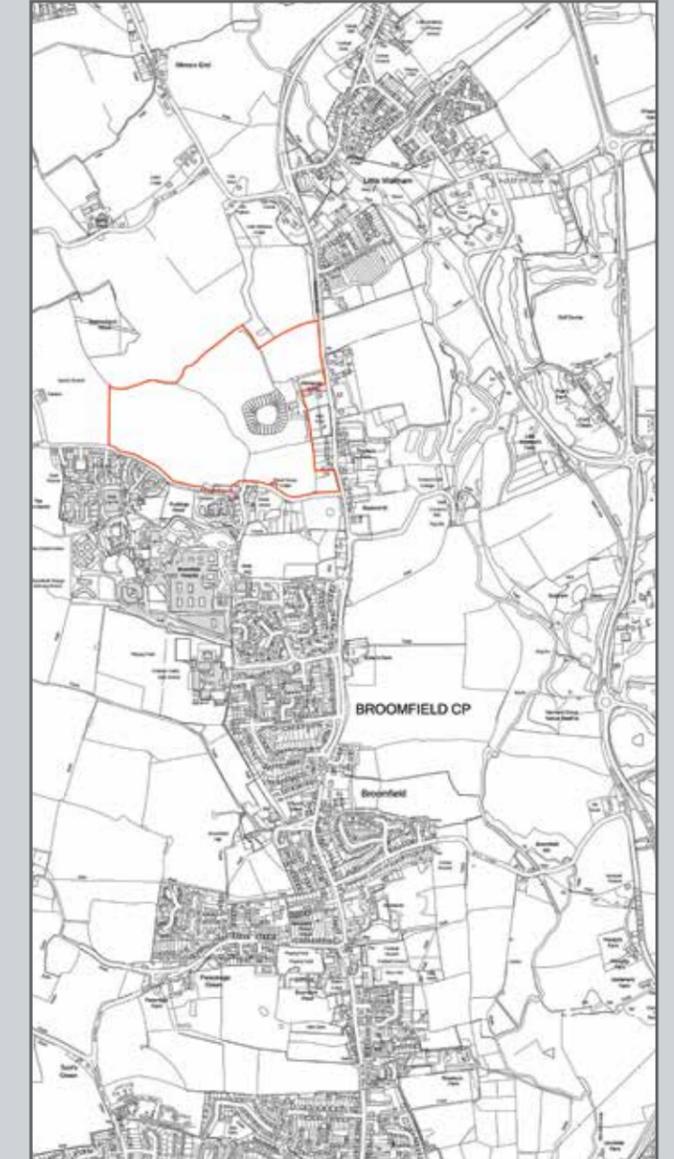


### ORDNANCE SURVEY MAP 2017

The 2017 Ordnance Survey map shows comparatively modest further development in Broomfield around the built up areas associated with Church Lane and School Lane.

This is in contrast to the further significant development in the northern reaches of the village north and north east of the secondary school, including Broomfield Hospital up to Woodhouse Lane.

The southern and eastern boundaries of the Site are now contiguous with the built up area of Broomfield.



## BROOMFIELD

Broomfield is a largely rural Parish, with the built up area of the village stretching from the southern to the northern Parish boundary along Main Road. The images opposite provide examples of the different characters found within the village.

As illustrated on the previous page, Main Road, part of the old Roman Road, provides the ordering structure for the village with historic building groupings around the 'Church Green'; and Angel 'Green'; with occasional individual dwellings strung out along the road between these focal points. Some of the residential buildings within these areas date from the fourteenth to sixteenth centuries and many of the 29 listed buildings in the village are associated with these areas.

More recent development in the latter half of the Twentieth Century substantially increased the size of the village and diluted the character of the original parts of the settlement. Smaller scale infill development in the early part of the Twenty-first Century is evident in Post Office Road, Roselawn Fields and Deverill Close and has marked a return in the most part to a more traditional Essex character and is reminiscent of residential development forms in Broomfield between the Twelfth Century and Georgian period.

### Masterplan Considerations

- Series of village greens with clusters of buildings overlooking the green space, providing positive enclosure and surveillance.
- Curved streets with some vegetation, punctuated by areas of open space, located around the historic areas.
- Buildings set back from the street. Some frontages enclosed with walls and/or hedges, but allowing views to fronts of buildings.
- Traditional form with two storeys, pitched 45° or greater roof pitches and chimneys.
- Walls are predominantly shades of aged gault or orange/red brick whilst some have light coloured render. Timber cladding is also evident, including within newer developments, such as Hanbury Place.
- Roof materials are mostly clay red/orange tiles.
- Doors and windows tend to be white framed, small pane sash/casement. Rain water goods tend to be black. Common details include bay windows, voussoirs, arched doors and window headers.
- There are a number of houses with ornate chimney detailing, decorative brick coursing with tile hanging.



## LITTLE WALTHAM

The village was originally a linear settlement spread out along what is now called 'The Street'. This area contains almost all of the period properties. Its character is derived from the buildings, street pattern and in response to the different topography and River Chelmer, which splits the village.

The village has a wide main street with good enclosure provided by the adjoining buildings along with fences, trees and hedgerows. The buildings more informally front onto the street, either up to the pavement or slightly set back. The building shapes, styles and plot widths vary along the main street although there are certain groups with a similar appearance, such as light coloured render and slate/plain clay tiled roofs.

Village expansion in the latter half of the twentieth century is predominantly to the east. Small scale infill development in the early part of the Twenty-first Century is also evident at Winckford Close, for example which marked a return to a more traditional format than the villages earlier expansion.

### Masterplan Considerations

- The historic core of the village relates to the main street with good enclosure provided by continuous building frontages, proximity to roads along with fences, trees and hedgerows.
- Some of the buildings front onto the street, either up to the pavement or slightly set back.
- The building shapes, styles and plot widths vary along the main street although there are certain groups with a similar form or architectural appearance.
- Trees and hedgerows lie within the majority of front gardens, punctuating the street scene and adding to its character.
- Buildings are nearly all two storeys with a traditional form, along with pitched 45° or greater roofs and chimneys.
- Walls are predominantly shades of light render, plus some aged gault / red brick, and occasional timber. Roofs are mainly slate / plain orange clay tiles.
- Doors and windows tend to be white or black framed, small plane sash or casement.
- Rain water goods tend to be black. Notable features include bay windows.



# ARBORICULTURE & ECOLOGY

## ARBORICULTURE

A Tree Survey has been completed on the Site to identify the quality and location of significant trees adjacent and on the Site within the area specified for inspection. A total of sixty five individual trees, thirty three groups of trees, fifteen areas of trees, eleven hedges and one woodland have been surveyed. These were found to be of mixed condition and age providing a variety of amenity benefits. They include trees and hedgerows around the Site boundaries and along the field margins. There are several Tree Preservation Orders (TPO's) on Site which require careful consideration to include layout and construction methods to ensure long term retention and protection.

Two small woodland blocks were noted beyond the Site boundaries. These included Sparrowhawk Wood to the north and Puddings Wood to the south. A small block of plantation woodland borders the Site to the north, each of these three woodland blocks is protected TPO. KEGS recreational ground, comprising amenity grassland, borders the Site to the west. The key features of the Site in arboricultural terms are shown on the adjacent plan and include:

### Northern boundary

The northern boundary provides a broken linear feature of trees and hedgerow. This boundary is dissected to the centre by an existing Public Right of Way (PRoW) which runs from the south east connecting to Sparrowhawk Wood to the north west. The northern boundary is made up of Field Maple, Hawthorn, English Oak and Ash trees. The existing trees and hedgerows are made up of predominantly Category B and C specimens. There are two English Oak trees which are category A.

### Eastern boundary

The eastern boundary is broken up by the existing built form off Blasford Hill. Most of the landscape features along the eastern boundary are made up of existing Field Maple and Hawthorn hedgerow, which are assessed as Category B. There are a few existing trees located along this boundary, though are considered young specimens. There is an existing field boundary hedgerow located directly adjacent to the eastern boundary and south of the reservoir. This existing hedgerow is made up of Ash, Oak and Hawthorn and considered Category C.

### Southern boundary

There are a number of existing trees alongside Woodhouse Lane, with existing hedgerows in places. The existing trees species are made up of Sliver Birch, Common Holly, Common Ash, Lime, English Oak and Crack Willow. A number of these trees are considered dead or dying, though there are a few notable trees that are covered by TPO's. These particular trees are located within the Site away from the southern boundary. The interspersed hedgerows consist mainly of Field Maple, Hazel and Hawthorn, and are assessed as Category C.

### Western boundary

The western boundary is relatively open, delineated by a post and rail fence along its length. There are examples of Hornbeam, Scarlet Oak, English Oak, Common Ash, Turkey Oak, and Turkey Oak, though are located to the western side of the existing fencing. There are no other known landscape features along this boundary.

### Agricultural reservoir

There is an existing large waterbody formed for use as an irrigation reservoir, and located to the eastern edge of the Site. The waterbody is surrounded by mature landscaping features to the banks of the reservoir. The landscape features include examples of Ash, Field Maple, Oak, Hawthorn and Elm, and are predominantly located to the western areas of the reservoir.

### Hedge line

The Site supports a network of hedgerows that border the arable fields. The hedgerows also support mature and semi-mature trees. The main internal hedgerow is located centrally running from the south east to the north west, which also provides the existing PRoW route. There are a number of trees located along this hedgerow, including several TPOs to the south. There are natural gaps to the hedgerow to the south and north allowing field access for farm vehicles.



- **Masterplan Considerations**
- The layout should mitigate the presence of high-quality trees, particularly the on-site TPO's, meaning where feasible the development proposals are shaped to retain them.
- Retain the main hedgerow running north south through the Site as a key structuring feature, limiting breaks where possible.
- There is an opportunity to provide additional trees and vegetation across the Site, improving its character and enhancing biodiversity.
- There is an opportunity to enhance the boundary planting, for example along the western boundary which is mostly open at present, the northern boundary to limit long range views and the south to buffer the rural lane character.
- The hedgerow to the south of the agricultural reservoir is classified as low quality (Category C) and hence on balance could be removed to facilitate development and compensatory planting will be provided.

**ECOLOGY**

An ecological survey of the Site has been undertaken, with findings set out in an Extended Phase 1 Habitat Survey Report (an extract from the ecology plan is set out opposite).

The findings indicate that the Site is suitably unconstrained for new development with the majority of the Site comprising two large arable fields. Arable land has no intrinsic ecological value as a habitat in its own right, being man-made, common and widespread. The south eastern corner of the Site consists of semi-improved neutral grassland with a slightly higher ecological value. Although the majority of the site is in agricultural use it supports habitat types of limited inherent ecological importance including: bats, birds, harvest mice and Badgers.

**Habitat Regulations Assessment**

The potential impact of new growth within the Chelmsford area could have on coastal Natura 2000 sites has been addressed by Chelmsford City Council, along with the other district and borough councils in Essex, who have prepared a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS). The Essex RAMS is considered further at page 9 of the Masterplan.

**Agricultural reservoir**

A mosaic habitat of Unimproved Neutral Grassland and dense scrub around the banks of the reservoir.

**North south corridor**

A tree and dense shrub corridor is located along the existing ditch and PRoW which connects the southern boundary to the northern boundary. It consists of mature and semi-mature trees with agricultural access to the north and south.

**Field boundaries**

Tall ruderal vegetation was noted around the field margins and understorey of hedgerows on Site. Semi-improved grassland was also noted along the road verges as well as the margins of the arable fields.

**South east corner**

A field comprising semi-improved neutral grassland is present in the south east corner of the Site covering an area of around 3 ha.

**Puddings Wood**

To the south of the Site boundary (south of Woodhouse Lane) lies the small woodland block known as Puddings Wood. This woodland block is designated as a County Local Wildlife Site, consisting of mainly Oak and Ash trees.

**Sparrowhawk Wood**

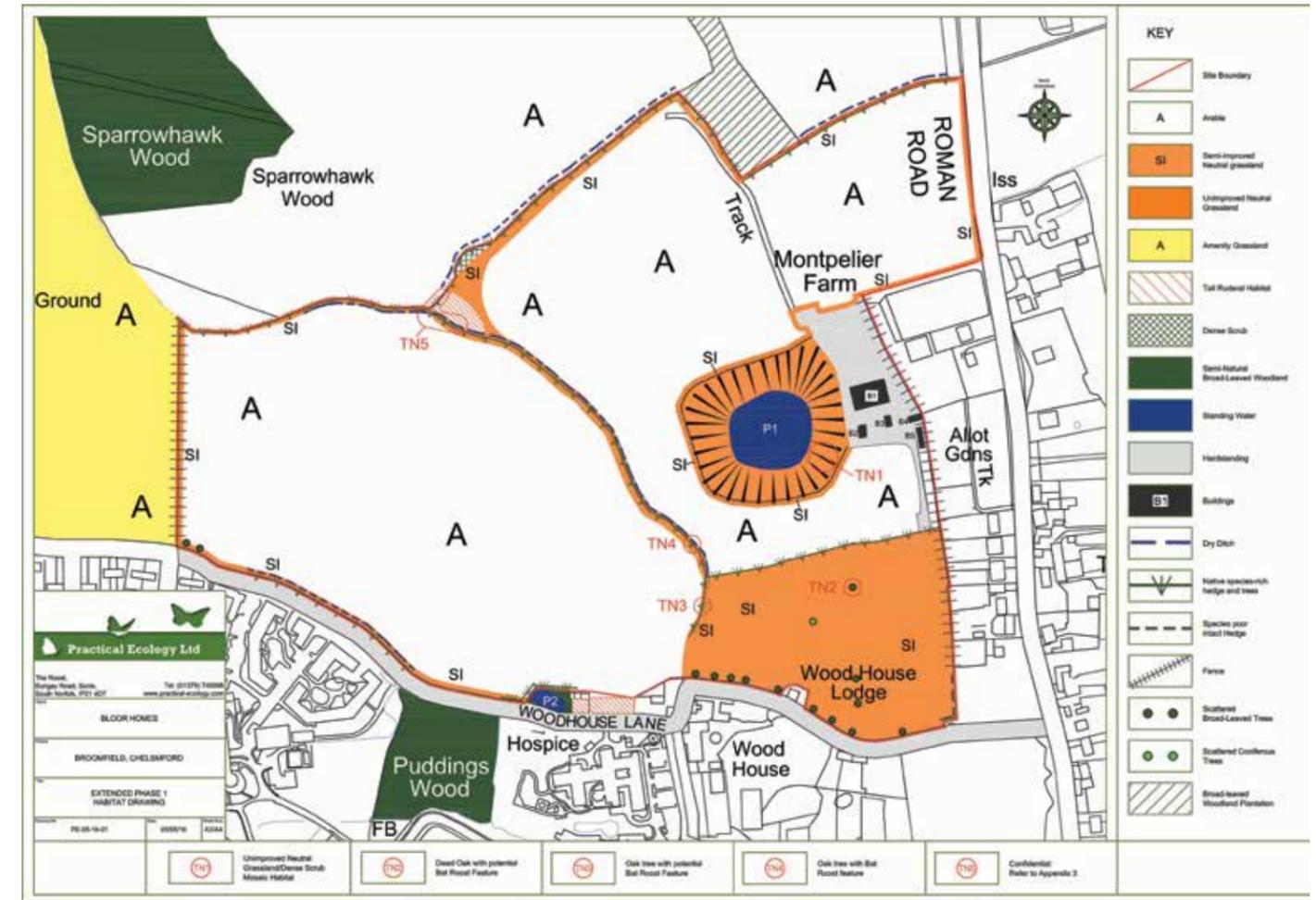
Sparrowhawk Wood is the larger of the two woodland blocks, and located to the north of the Site. This woodland block is also a designated as a County Local Wildlife Site. This ancient woodland consists mainly of Hornbeam, Hazel, Ash and Oak trees. Both of these woodland blocks have the potential to provide for certain mobile species, such as birds and bats.

**Western land**

The KEGS recreational ground borders the Site to the west. This land is predominantly amenity grassland and is well maintained, and therefore provides minimal ecological value.



View looking from the PRoW on Woodhouse Lane across the south eastern part of the Site looking towards the rear of the listed buildings on Blasford Hill



**Masterplan Considerations**

- The approach to incorporating ecological features needs to be incorporated as part of the green infrastructure strategy.
- Opportunity to enhance biodiversity by planting new trees and vegetation within and around the edges of the Site, including green corridors.
- Planting to the western boundary provides the opportunity to create a habitat corridor linking Puddings Wood to the south with Sparrow Hawk Wood to the north.
- Integrate existing network of ditches and reservoir as a natural drainage solution into the proposed drainage strategy.
- Consider the approach to long term management of the grassland area within the south eastern corner and surrounding the agricultural reservoir as part of the landscape strategy.
- Deliver Biodiversity Net Gain by retaining and enhancing where possible existing trees and hedgerows, with additional landscape planting as part of extensive provision of public open space.
- Consider the potential for new buildings to contribute, for example by incorporating bird and bat boxes and other biodiversity enhancements.
- Public green spaces to help mitigate recreational disturbance in the context of mitigation as on-site public space is unlikely to be considered full mitigation of recreational disturbance (RAMS).

# TECHNICAL CONSIDERATIONS

## ARCHAEOLOGY AND BUILT HERITAGE

An archaeological Desk Based Assessment has been undertaken, which identifies that the Site is considered to have a low to nil archaeological potential for palaeoenvironmental evidence from the Palaeolithic and Mesolithic periods.

Approximately 580 metres to the north of the Site (Ash Tree Corner) lies a Scheduled Monument, which dates to the Iron Age/Romano-British period although the Site does not effect its setting.

The north east corner of the Site, and to the east of Main Road, is afforded a moderate to high potential for the presence of archaeological assets belong to the Roman period. While it is possible that archaeological remains may be present within the Site, the balance of probability is that these will be not be of regional or national significance.

There are no known designated or non-designated heritage assets within the Site. There are 8 Listed Buildings located close to the eastern boundary of the study Site which comprise the Grade II designated Tudor Cottage, Maltings at Thorley's Farm, Thorley's Farmhouse, Foxes Maltings, Runnymede, Runnymede Cottage, Glenmore & Thorley's Cottage and Laburnum Cottage.

These Listed Buildings and Non-Designated Heritage Assets formed the historic hamlet of Blasford Hill. This historic hamlet provides an element of ribbon character to the eastern edge of the proposed parkland area.

### Masterplan Considerations

- Archaeology is not a constraint to masterplan layouts.
- Where Archaeology is affected, it will be investigated in advance and recorded.
- Respect the setting of the Listed Buildings to the south east corner of the Site, ensuring new buildings are set back an appropriate distance within an appropriate landscape setting.
- Respect the setting of the Non Designated Heritage Assets.
- Awareness of the Scheduled Ancient Monument located north of the Site.
- Respect the building frontage line on Blasford Hill.
- The grouping of Wood House, Coach House Lodge and the relationship of those to the south east corner of the Site is of note.

## GEOLOGY

Superficial geology comprises deposits of loose sand and gravel across the east of the Site; silty clay is present in the north east corner and slightly sandy, gravelly clay across the remainder of the Site. Solid geology on-site consists of London Clay slightly sandy clay to stiff dark grey clay.

Available British Geological Society (BGS) borehole records indicate groundwater in the area may be present from depths of around 2.0m to 10.4m below ground level which accords with the water level in the agricultural reservoir.

### Geo-environmental

A number of potential sources of contamination have been identified on the Site, including pesticide and herbicides from agricultural working of the Site, PAHs (Polycyclic Aromatic Hydro Carbons) and hydrocarbons associated with a waste burning area in the east, and asbestos, metals and PAHs associated with a waste stockpile in the east of the Site.

Identified Site-wide environmental risks have been classified as very low to low. There is generally a very low or no risk to the Site from geological hazards. Risks from shrink / swell of clays and risk of landslide instability have been classified as very low to low.

### Minerals

The Site lies within a mineral safeguarded area for sand and gravel (from the Lowestoft Formation) and a Minerals Resource Assessment (MRA) has been undertaken in accordance with Policy SGS6. The MRA identifies that there is a mineral resource within the Site. However, it is not considered viable to extract the minerals from the Site. Accordingly, any development on the Site will not require the prior extraction of any mineral resource. Essex County Council as minerals authority have confirmed that they have no objection to development of the Site.

### Masterplan Considerations

- Geology and minerals are not a constraint to masterplan layouts.
- The eastern portion of the Site is considered to be the most suitable for accommodating shallow infiltration drainage via soakaways.

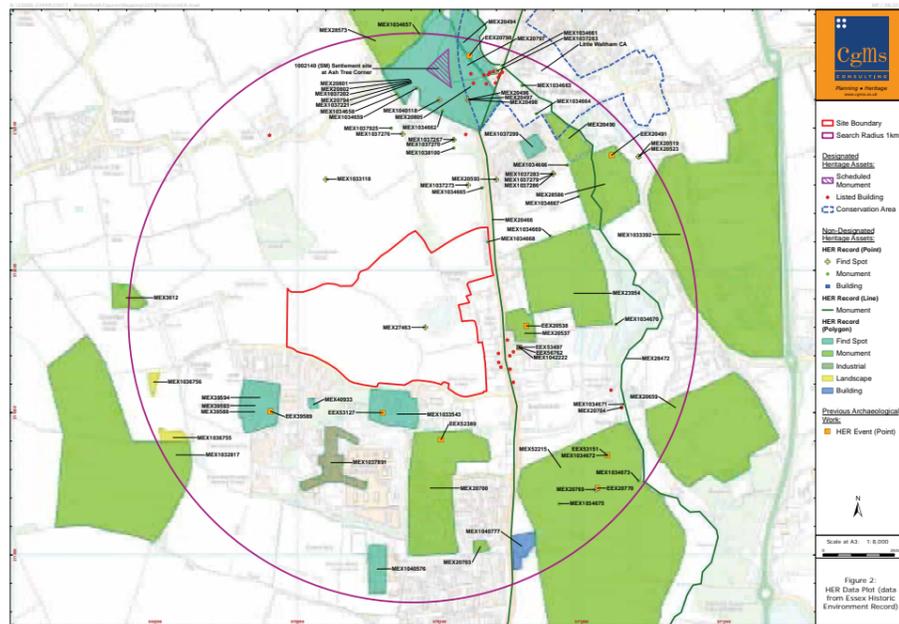
## FLOOD RISK

The Site is classified as Flood Zone 1 which is land designated at low probability of river or sea flooding. According to the Environment Agency's website, small parts of the Site are at risk of flooding from surface water (mainly the ditch) which can be mitigated through appropriate design measures incorporating the use of sustainable drainage systems.

Whilst development will increase the rate and volume of surface water runoff, the use of attenuation systems on Site, such as swales and attenuation basins, can mitigate the effect on development and associated downstream catchments.

### Masterplan Considerations

- Flooding is not a constraint to masterplan layouts.
- Requirement to maintain surface water runoff rates in accordance with national and local policy.
- The existing on-site ditches offer the opportunity to provide a sustainable drainage strategy along with new attenuation features introduced as part of the development.
- The development needs to provide appropriate surface water drainage attenuation, such as using the existing agricultural reservoir.



# TECHNICAL CONSIDERATIONS

## UTILITIES

The area around the Site is well serviced with utilities, including broadband, located along B1008 and Woodhouse Lane corridors. Preliminary design loadings have been considered and further liaison is taking place to determine appropriate technical design.

**Masterplan Considerations**

- To avoid any disruption on Blasford Hill (Distributor road) utilities and services will be directed along Woodhouse Lane and sensitively diverted into the south east corner of the Site to serve the development.
- The layout should take account of existing drainage, including an allowance for maintenance and easements.
- Consideration to be given to the natural attributes of the Site and in particular to the south east corner when installing drainage / utilities.
- The Site is well positioned to connect into existing utilities delivering the latest in communications such as high-speed broadband providing residents a reliable fast internet connection.

## NOISE

There are several existing noise receptors in relation to the Site being residential properties to the south and east and Farleigh Hospice to the south. Traffic along Blasford Hill to the east, and potentially from the general operations at Broomfield hospital to the south west and the Scaffold Yard located to the east of the site, will already contribute to ambient noise.

There is minimal traffic noise arising from the use of Woodhouse Lane to the south. The development would introduce new receptors, but would not introduce excessive noise to the area. Further noise assessment will be prepared as part of the subsequent planning application process

**Masterplan Considerations**

- There are no particular masterplanning constraints identified at this stage in relation to noise impact upon the new residents which could not be mitigated through simple measures such as glazing.
- There are no particular constraints identified in relation to noise impact on existing residents or other sensitive receptors.

## EDUCATION

The Site has schools located nearby in Broomfield and Little Waltham which provide primary education along with a secondary school in Broomfield. Discussions have taken place to agree the position with the Local Education Authority (Essex County Council) which has confirmed that primary or secondary children arising from the development will attend nearby schools. The 2 and 3-mile radii illustrated opposite are the distances prescribed in the Education Act beyond which local authorities are required to provide/fund transport where the nearest available school is further away. Those nearby schools are listed in the table below:

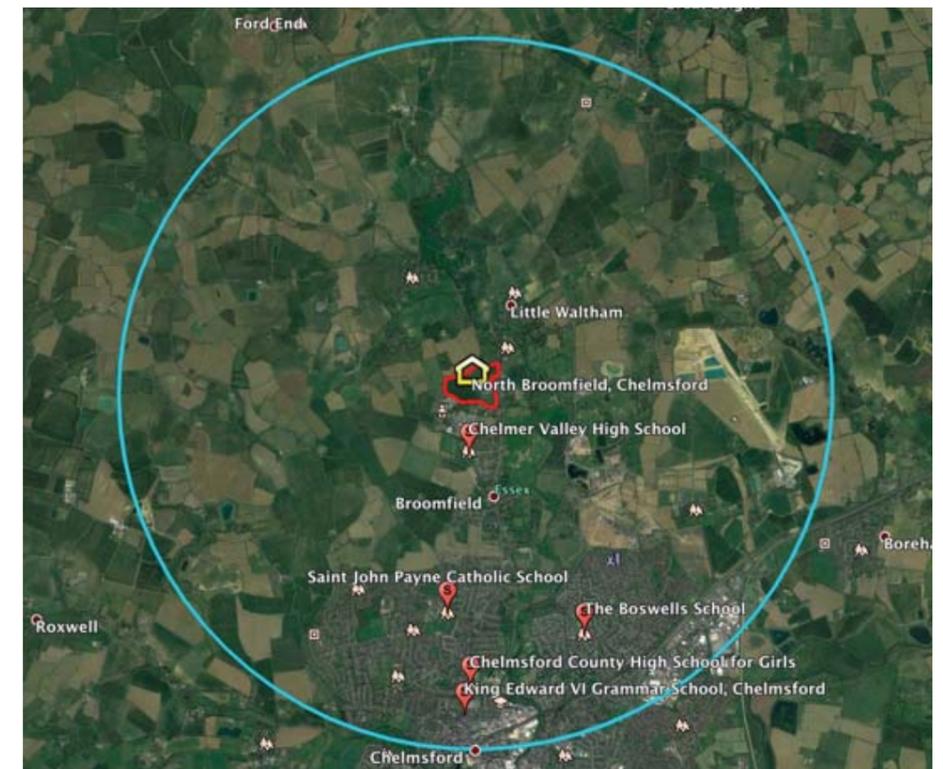
Primary Schools		Distance from Blasford Hill	
Broomfield Primary School	1.2 miles	1.93 km	
Little Waltham Primary School	0.9 miles	1.44 km	
Great Waltham Primary School	1.6 miles	2.57 km	
Secondary Schools			
Chelmer Valley High School	0.7 miles	1.13 km	
Saint John Payne Catholic School	2.3 miles	3.7 km	
Chelmsford County HS for Girls	2.6 miles	4.18 km	
King Edward VI Grammar School	2.9 miles	4.66 km	

**Masterplan Considerations**

- Cycle and pedestrian footpaths will be provided for safe and easy access to primary schools in Little Waltham and Broomfield. Existing footpaths and cycle connections will be utilised for access to secondary education in Broomfield.
- Provision on-site for Childcare and early years facility.



Site location in relation to primary schools (2 mile radius)



Site location in relation to secondary schools (3 mile radius)

# SITE CONSIDERATIONS

This section summarises the Site considerations that the masterplan proposals need to respond to including planning policy, community, environmental and technical considerations.

## Planning policy

- The proposals need to accord with the planning policy framework set out unless material considerations dictate otherwise.
- This includes various infrastructure requirements, levels of open space provision and housing mix.
- The development proposals need to demonstrate that they align with best practice design guidance.
- The Chelmsford Local Plan masterplanning principles should be incorporated.
- On-Site recreational facilities should be provided to mitigate wider disturbance on ZOI receptors areas.
- Commitment to Live Well principles

## Local community facilities & services

- The Site is well served by existing services and facilities in Broomfield and Little Waltham. Chelmsford city centre is around 3km away and easily accessible by bicycle or bus.
- A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and an early years and childcare facility. At this time there are ongoing talks with the NHS about integrating local healthcare provision with this Local Centre or nearby, but this is subject to further discussion with the NHS.
- There is no requirement for a new primary school on the Site. The children are most likely to attend schools in Little Waltham and Broomfield.
- The additional housing will help support and sustain local businesses, such as the nearby shops and pubs.
- Connections to existing facilities by walking and cycling will be a priority.

## Access & Movement

- **Vehicular Access:** the Site must be served via a new access off the B1008 Blasford Hill. This should be in the form of a new roundabout, designed to act as a positive and attractive new gateway into Broomfield, including appropriate signage.
- **Public Transport:** early phases of the development can include safe and convenient walking routes to the existing bus stops along Blasford Hill, though later phases could provide an internal bus service. The internal road layout will be designed to accommodate additional bus stops on Site as part of any future proposed bus service.
- **Cycle connection:** cycle route through the Site connecting Little Waltham (subject to feasibility study) with city centre and Great Waltham cycle route to the south via woodhouse lane.
- **Walking routes:** Connection to walking routes leading to community facilities in Broomfield and Little Waltham. Improvements are needed including a potential crossing facility associated with the new access off Blasford Hill.
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road. The delivery of this access will either be directly by the developer of Blasford Hill (subject to the Hospital Trust making the land freely available) or via a financial contribution by the developer to finance the works to be undertaken by the Hospital Trust under governance of the Local Authority.

## Landscape & Visual

- Respect eastern views into the Site from the Chelmer Valley.
- Make best use of the existing landscape features on the Site as structuring elements for future development. These to include where appropriate hedgerows and trees.
- Recognise the key landscape feature of the former agricultural reservoir and build into the approach to green infrastructure.
- Enhance existing Site planting to help the design proposals integrate into the landscape surroundings including the wooded setting of Woodhouse Lane.
- Enhance the green corridor context of the public right of way which runs northwards through the site connecting Woodhouse Lane in the south with Lark's Lane in the north
- Deliver an appropriate landscape response to the Site including the field in the south east corner.
- Reflect local villages through provision of a series of greens.
- Enhance existing field boundaries to help the development proposals integrate into their landscape surroundings.
- Utilise existing topography to create a natural drainage strategy.

## Arboriculture & Ecology

- The layout should mitigate the presence of high-quality trees, particularly the on-Site TPO's, meaning where feasible the development proposals are shaped to retain them.
- Retain the main hedgerow running north south through the Site as a key structuring feature, limiting breaks where possible.
- There is an opportunity to provide additional trees and vegetation across the Site, improving its character and enhancing biodiversity.
- There is an opportunity to enhance the boundary planting, for example along the western boundary, which is mostly open at present, the northern boundary to limit long range views and the south to buffer the rural lane character.
- The hedgerow to the south of the agricultural reservoir is classified as low quality (Category C) and hence on balance could be removed to facilitate development.
- The approach to incorporating ecological features needs to be incorporated as part of the green infrastructure strategy.
- Opportunity to enhance biodiversity by planting new trees and vegetation within and around the edges of the Site, including green corridors.
- Planting to the western boundary provides the opportunity to create a habitat corridor linking Puddings Wood to the south with Sparrow Hawk Wood to the north.
- Integrate existing network of ditches and reservoir as a natural drainage solution into the proposed drainage strategy.
- Consider the approach to long term management of the grassland area within the south eastern corner and surrounding the agricultural reservoir as part of the landscape strategy.
- Deliver Biodiversity Net Gain by retaining and enhancing where possible existing trees and hedgerows, with additional landscape planting as part of extensive provision of public open space.
- Consider the potential for new buildings to contribute, for example by incorporating bird and bat boxes and other biodiversity enhancements.
- Public green spaces to help mitigate recreational disturbance (RAMS).

## Archaeology and Built Heritage

- Archaeology is not a constraint to masterplan layouts.
- Where Archaeology is affected, it will be investigated in advance and recorded.
- Respect the setting of the Listed Buildings to the south east corner of the Site, ensuring new buildings are set back an appropriate distance within an appropriate landscape setting.
- Respect the setting of the non-designated heritage assets.
- Awareness of the Schedules ancient monument located north of the Site.
- Respect the building frontage line on Blasford Hill.

## Minerals

- Geology and minerals are not a constraint to masterplan layouts.
- The eastern portion of the Site is considered to be the most suitable for accommodating shallow infiltration drainage via soakaways.

## Flood risk

- Flooding is not a constraint to masterplan layouts.
- Requirement to maintain surface water runoff rates in accordance with national and local policy.
- The existing on-site ditches offer the opportunity to provide a sustainable drainage strategy along with new attenuation features introduced as part of the development.
- The development needs to provide appropriate surface water drainage attenuation, such as using the existing agricultural reservoir alongside an attenuation basin located in the south eastern part of the Site which is at the lowest level.

## Utilities

- To avoid any disruption on Blasford Hill (Distributor road) utilities and services will be directed along Woodhouse Lane and sensitively diverted into the south east corner of the Site to serve the development.
- The layout should take account of existing drainage, including an allowance for maintenance and easements.
- Consideration to be given to the natural attributes of the Site and in particular to the south east corner when installing drainage / utilities.
- The Site is well positioned to connect into existing utilities delivering the latest in communications such as high-speed broadband providing residents a reliable fast internet connection.

## Noise

- There are no particular masterplanning constraints identified at this stage in relation to noise impact upon the new residents which could not be mitigated through simple measures such as glazing.
- There are no particular constraints identified in relation to noise impact on existing residents or other sensitive receptors.

## Education

- Cycle and pedestrian footpaths will be provided for safe and easy access to primary schools in Little Waltham and Broomfield. Existing footpaths and cycle connections will be utilised for access to secondary education in Broomfield.
- Provision on-Site for Childcare and early years facility.



# 3. SITE OPPORTUNITIES AND DESIGN PRINCIPLES

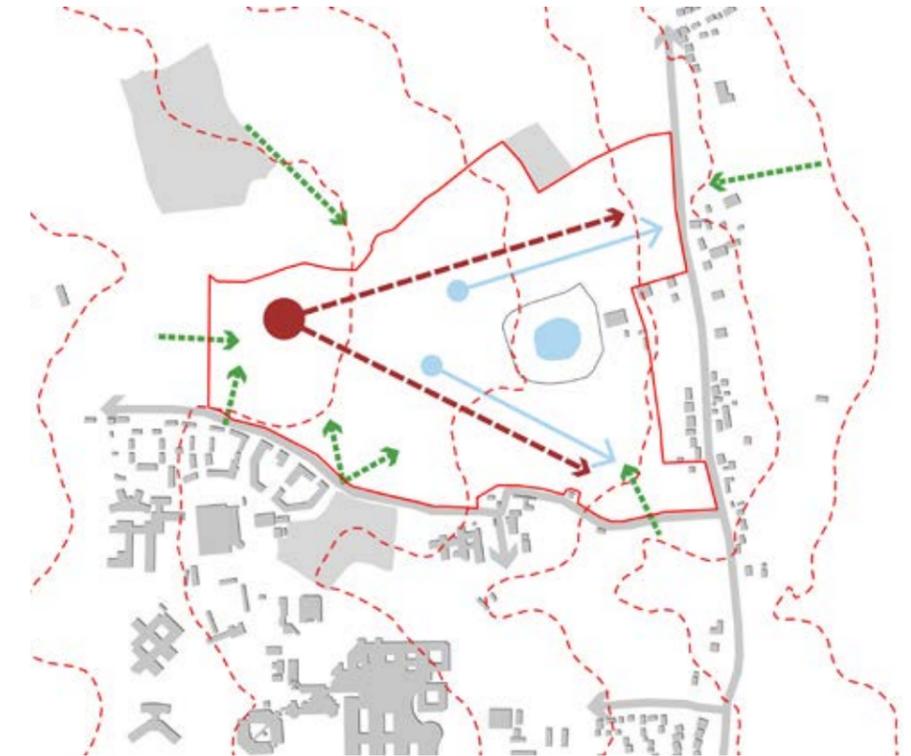
The following series of diagrams explain the key points which inform the masterplanning principles and underpin some of the decisions made to inform the design process.

These reflect the specific spatial considerations of the Site and the feedback received from the engagement process. In addition to this the requirements of policy guidance and best practice referred to in section 2 of this document will be applied to all development proposals.



## 1. IDENTITY & HERITAGE

- Maintain separation between Broomfield and Little Waltham by providing a green gap i.e. limiting development within the north east corner.
- Respect adjacent uses, including the setting of Listed Buildings and non-designated heritage assets and Farleigh Hospice by providing a landscape buffer and / or setting back development.
- Retain a natural parkland setting to the historic buildings.
- Consider local design and layout cues from Broomfield and Little Waltham.



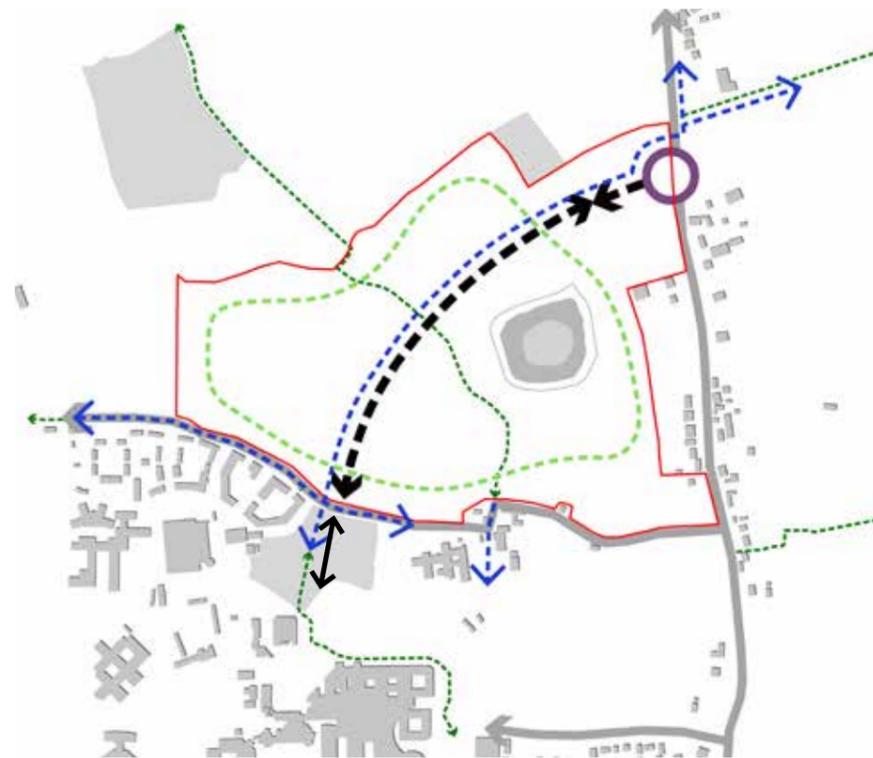
## 2. SITE TOPOGRAPHY & KEY VIEWS

- Utilise the natural fall of the land to provide an integrated drainage strategy within the landscape.
- Allow the Site topography to reinforce the sense of place and interest to the roofscape.
- Integrate the agricultural reservoir into the landscape strategy and make use of the level changes.
- Acknowledge building scale range likely to be predominantly two storey with potential for habitable rooms in the roof.
- Views from north / north western farmland plateau will be addressed with boundary planting.



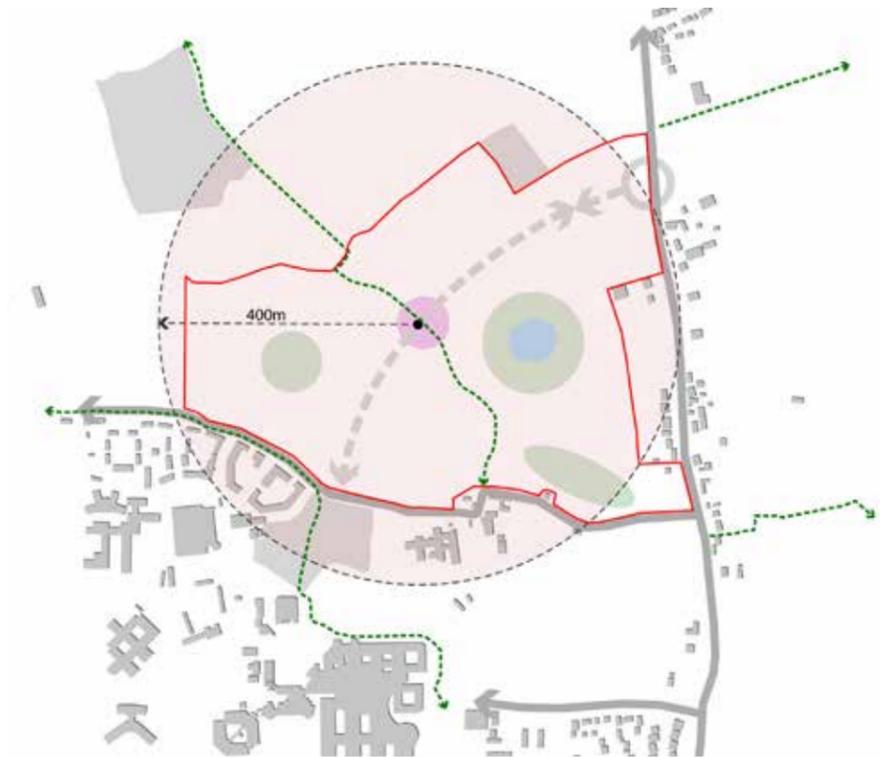
### 3. TREES AND ECOLOGY

- Opportunity to link Puddings Wood and Sparrow Hawk Wood with enhanced tree planting along the western boundary and along the outer perimeter of the Site.
- Opportunity to enhance existing wildlife habitats via a north to south green corridor .
- Remove hedgerow only where necessary.
- Retain the grassland area located in the south east corner to help improve biodiversity and ecology.
- Retain and enhance where possible existing trees and hedgerows alongside new provision as part of a network to secure biodiversity gains.
- Strengthen planting along the outer perimeter of the site



### 4. ACCESS & CONNECTIVITY

- Provide a new primary access point from Blasford Hill .
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road.
- Provide pedestrian / cycle links where feasible through to Broomfield and Little Waltham.
- Integrate existing public rights of way into layout along with the opportunity to connect into the wider network of shared foot/cycle paths.
- On-site routes including perimeter walks & cycle paths to provide opportunity for health and recreational benefits.
- Connect to the strategic pedestrian and cycle routes across Chelmer valley.
- Opportunities for accessible sustainable travel to key destinations.
- Pedestrian and cycleway links to adjacent uses and routes to engage communities, families and individuals to improve health and wellbeing.
- Public transport infrastructure to be provided within the site.
- Explore alternative future use of Woodhouse Lane to avoid rat running and issues of safety.



### 5. LIVEWELL & COMMUNITY INFRASTRUCTURE

- Incorporate the 'Livewell' principles to encourage the community, families and individuals to improve on health and wellbeing.
- Accessible open space within walking distance for all residents with activities for all ages.
- Provide a community led neighbourhood centre with childcare and early years facility, including potential for healthcare provision.

# 4. COMMUNITY ENGAGEMENT & LOCAL INVOLVEMENT

## CHELMSFORD CITY COUNCIL PPA

Bloor Homes entered into a Masterplan PPA in early 2019. The Masterplan PPA covers four stages in total, which address the following:

Masterplan PPA	Requirements
Stage 0	Chelmsford City Council (CCC) and Bloor Homes enter into a PPA. Bloor Homes agree Masterplan framework plans with CCC.
Stage 1	Undertake stakeholder engagement. Bloor Homes to draft a Masterplan document. CCC provide comments to Masterplan document. Masterplan document amended and agreed with CCC.
Stage 2	Bloor Homes submits Masterplan document. Formal public consultation commences on Masterplan document. Masterplan document amended in light of feedback from public consultation.
Stage 3	CCC prepare consultation report. Masterplan document approved by Executive Cabinet as approved guidance for development.

Bloor Homes have worked closely with CCC in developing the framework plans and the Masterplan document.

## TECHNICAL WORKSHOP

On Tuesday 13 August, Bloor Homes organised a technical workshop for stakeholders, providing them with an opportunity to discuss and feed into the proposals for the Blasford Hill development. The workshop was held between the hours of 13:00-16:00. Eighteen stakeholders attended the workshop, from a range of organisations covering diverse areas of expertise.

### Main outcomes of discussion:

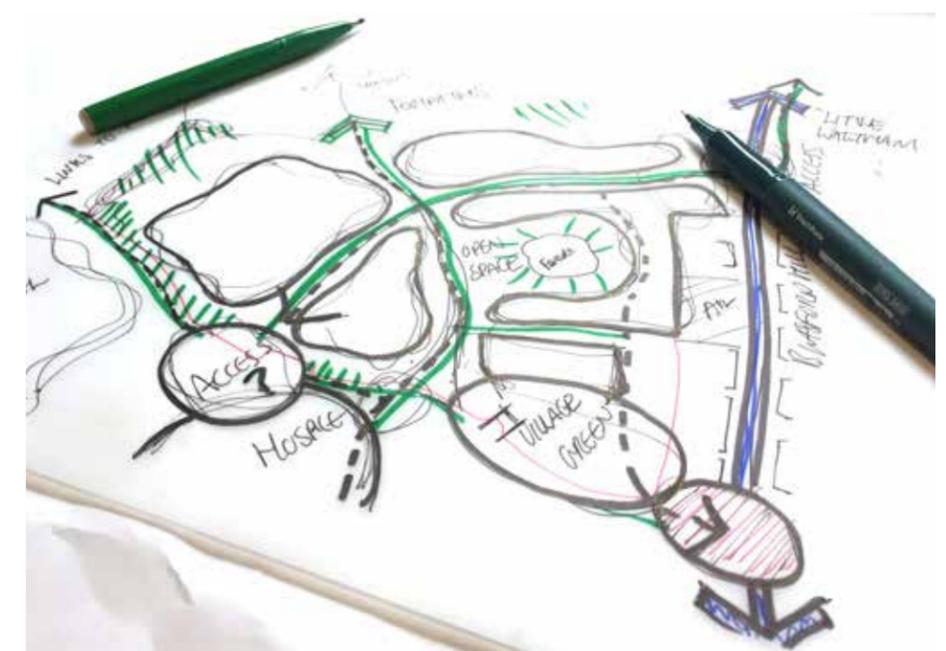
- Investment in green corridor footpaths.
- Retention of the reservoir.
- Creation of a village green.
- Provision of swift boxes across the Site.
- Low density housing.
- Open space walking area creating a connected circuit.
- The design attributes of the primary route through the Site and key junctions.
- Internal movement and relationship with Woodhouse Lane.
- Approach to foul and surface water drainage.
- Ecological corridors and the need to sensitively design the south east corner of the Site.
- Constraints on drainage.

## PARISH COUNCIL WORKSHOP 1

On Tuesday 13 August evening a meeting took place between Bloor Homes and representatives from Broomfield Parish's Neighbourhood Planning Group and Little Waltham Parish Council. This meeting followed previous engagement undertaken with the Parishes, regarding the proposals for the Blasford Hill development.

### Main outcomes of discussion:

- Density & quantum of proposed development.
- Creation of village green to south eastern corner.
- Importance to retain existing reservoir as a community asset.
- Access road routing into Broomfield Hospital.
- Use of the access road into Broomfield Hospital.
- Stopping up of Woodhouse Lane.
- Impacts upon Farleigh Hospice in terms of traffic management.
- Traffic reduction measures along Blasford Hill.
- Potential controlled pedestrian crossing along Blasford Hill.
- Pedestrian and cycle connectivity to Broomfield and Little Waltham.



## PARISH COUNCIL WORKSHOP 2

On the evening of Tuesday 5th September, a further meeting took place between Bloor Homes and representatives from Broomfield Parish’s Neighbourhood Planning Group and Little Waltham Parish Council.

### Main outcomes of discussion:

- Presentation of parishes’ concept aspirations for site.
- Creation of village green central to development.
- Importance to retain existing reservoir as a community asset.
- Access road routing into Broomfield Hospital.
- Stopping up of Woodhouse Lane.
- Traffic reduction measures along Blasford Hill.
- Potential controlled pedestrian crossing along Blasford Hill to Little Waltham.
- Content and requirements for neighbourhood centre.
- Potential for a work hub with a multifunctional community use.
- Types of housing required.
- Incorporating architectural themes from Little Waltham and Broomfield.

## COMMUNITY WORKSHOP

On Tuesday 10 September, Bloor Homes organised a community workshop for stakeholders, providing them with an opportunity to discuss and feed into the proposals for the Blasford Hill development. The event was held between 6.30 to 9 pm, at the Broomfield Methodist Church. Following a presentation about the Site and the masterplan process, a round table discussion was held with attendees. This provided local stakeholders with the opportunity to discuss any specific areas of interest they have on proposals directly with the project team.

### Main outcomes of discussion:

- Consideration of key worker accommodation, potentially off-site provision.
- Provide additional greenery and footpaths around Woodhouse Lane.
- Preference for the route to be accessible for staff working at either the Hospice and Hospital. In addition to local buses and “blue light traffic”.
- Opportunity for development to connect with local walking and cycling routes.
- Addressing potential rat running through Woodhouse Lane depending on use of link access.
- Neighbourhood centre should be well located to with good pedestrian and cycle links.
- Neighbourhood centre should serve the residents of the proposed development and the wider settlements of Little Waltham and Broomfield.
- Neighbourhood centre would best be used for community use, with potential for a satellite doctors surgery, remote working space, and other similar community uses.
- Potential doctors surgery within the site would not be supported by the CCG.
- Development should not give the appearance of merging Broomfield and Little Waltham.

## PUBLIC EXHIBITION

In line with the requirements for stage 2 of the masterplanning process, a consultation event was arranged for Saturday 18th January 2020 at Broomfield Village Hall, 158 Main Road, Chelmsford. The consultation provided the community with an opportunity to see and feed into the submitted masterplan proposals and formed a principle element of the pre-application engagement Bloor Homes is undertaking with stakeholders ahead of the submission of a future planning application, to develop the site.

Prior to the consultation event, invitations were delivered to 1,992 addresses around the site. Local Councillors received a personalised invitation to the event, alongside representatives from Broomfield Parish Council and Little Waltham Parish Council. A meeting was also arranged with the parish councils in advance of the consultation, to brief them on the materials and information that will be on display at the event.

In total, 116 residents attended the consultation with 19 feedback forms returned at the event. A number of local councillors were in attendance, including ward members for Broomfield and The Walthams; Cllr Wendy Daden (Independent Group) Cllr Barry Knight (Conservative), Cllr Mike Steel (Conservative).

### Main outcomes of discussion:

- How the development would affect traffic levels on local roads across Broomfield and Little Waltham.
- Delivery of the Link Road through the site to provide an access to Broomfield Hospital.
- Positive discussions on the proposed green infrastructure strategy for the site. Residents welcomed the plans to utilise the site’s natural green space, alongside the provisions for a new village green and plans to make the reservoir available to the local community.
- How local infrastructure facilities (specifically educational facilities and GP surgeries) are likely to be affected with new residents moving to the area.
- The investment being made in preserving and enhancing vegetation and greenery across the site, alongside the measures being taken to enhance local wildlife habitats

## RESPONSE TO FEEDBACK

The following key aspects were captured through the engagement process:

### Design

- Consider a range of housing & densities that reflect the characteristics of the Site and surroundings.
- Careful consideration to be given to the approach to drainage.
- Design of the key route through the Site.
- Content and design for a Community Led Neighbourhood Centre.
- Consider architectural cues from Broomfield and Little Waltham.
- Ensuring the community facilities are complementary to others locally.
- Maintain the separation with Little Waltham.

### Masterplan Response

- Identification of character areas to respond to the different aspects of the Site.
- Careful design of the main access into the Site and route as a key feature.

- A network of swales and other sustainable drainage features.
- Proposition for a ‘community led’ neighbourhood centre.
- Limiting development in the north east corner of the Site.
- Design analysis of neighbouring settlements.

### Green Infrastructure

- Retention of the reservoir as a key feature on the Site.
- Investment in green corridors and footpaths across the Site.
- Preservation of existing vegetation and landscape features.
- Potential to link to landscapes beyond the Site.

### Masterplan Response

- Incorporation of the reservoir as a key element of the green space approach.
- A Landscape Framework for routes and spaces across the Site & connected beyond.
- A landscape approach that builds on existing features and enhances these where possible.

### Transport & Access

- Create on Site walking routes that are connected & linked to open space.
- Provision of a new vehicular route into the Site from Blasford Hill.
- Approach to wider traffic management to be considered.
- Securing footpath and cycle connections to Broomfield and Little Waltham.

### Masterplan Response

- An integrated network of green corridors & walking routes.
- Provision of a new junction onto Blasford Hill and a new route into the Site .
- Consideration of the wider transport context on Woodhouse Lane and Blasford Hill.
- Connecting the Site more broadly via walking and cycling routes & public transport.
- A new vehicular access to be provided to connect with Broomfield Hospital

### Ecology & Heritage

- Creating opportunities for ecology through the design of routes and spaces.
- Consideration of village greens to reflect the heritage of the area.
- Care to be taken with the design approach to the south east corner of the Site.
- Accounting for archaeology and heritage.

### Masterplan Response

- Undertaking archaeological and ecology surveys.
- Reflecting the ecology of the Site by retaining key habitats and integrating into the design.
- Creating a new semi-natural open space in the south east corner.
- Incorporating village greens into the green infrastructure network.

## 5. MASTERPLAN FRAMEWORK

The Masterplan Framework Plan draws on the analysis of the Site, the feedback from the engagement process and the Site opportunities and principles to provide structure for future development. Taken with the Site principles and objectives, this plan provides the parameters for any future proposals through the planning process. The Indicative Plans that follow demonstrate one way in which development might respond to these parameters.

The Masterplan Framework has been informed by a thorough assessment of the Site and relationship to the immediate and wider context. It provides a framework for the delivery of a high quality, sustainable extension to the existing built up area of Broomfield. The key principles underpinning the design proposals are set out below.

### NEW HOMES

- Deliver approximately 450 new homes.
- Provide of a mix of types and tenures, including affordable homes to meet the housing needs of the local community.
- Provide a coherent network of public open space, formal and community space within the Site.

### ACCESS & SUSTAINABLE CONNECTIONS

- Create links and connections that will help integration of Blasford Hill with the communities of Little Waltham.
- Access served via a new roundabout off the B1008 Blasford Hill.
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road.
- Safe and convenient walking and cycling routes to community facilities in Broomfield and Little Waltham where feasible.
- Provide an on-site network of shared foot/cycle paths.

### GREEN SPACE, ENHANCING HABITATS AND BIODIVERSITY

- Create a network of Green infrastructure and provision of public open space.
- Enhance existing habitats and biodiversity through a comprehensive network of planting connected to the wider ecological features.
- Retain and enhance existing Site planting and field boundaries to help the design proposals integrate into the landscape surroundings.
- Retain the main hedgerow & PRoW running north south through the Site as a key structuring feature, limiting breaks where possible.
- Retain and enhance the agricultural reservoir as a key landscape feature within the development.
- Integrate existing network of ditches and reservoir into the proposed drainage strategy.
- Respect the setting of the Listed Buildings to the south east corner of the Site by provision of open space parkland.

### COMMUNITY FACILITIES

- A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and may include a children's' nursery and / or a primary health care practice, subject to agreements with Essex County Council or the NHS.

### RESPECTING WIDER COMMUNITIES

- Maintain separation between little Waltham and Broomfield.
- Provide links to exiting pedestrian and cycle networks.
- Complement existing uses rather than compete.
- Provide a new village greens to complement local character.
- Enhance links and connections to the wider PRoW for new and existing residents.

MASTERPLAN FRAMEWORK



- Masterplan Site Area
- Development Envelope including open space provision
- Green Corridors
- Existing Agricultural Reservoir
- On Site Attenuation (indicative)
- ★ Community Led Neighbourhood Centre / Early Years Facility
- Landscape Enhancement
- Primary Access
- Potential Hospital Access Location
- ★ Crossing Point Located on Existing Agricultural Access
- Indicative Primary Street
- Indicative route of connection to hospital
- PRoW
- Existing Hedgerows & Trees
- Existing Woodland
- Existing Road Network
- 1 Approved Development
- 2 Approved Development
- Cycle Route
- Footpath Through Puddings Wood

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# 5. INDICATIVE MASTERPLAN

## MASTERPLAN

The Indicative Masterplan set out opposite shows how the development could look in terms of block structure, buildings, open space, landscape and movement.

Particular care has been taken to integrate the Site into the surrounding landscape context, retaining existing landscape assets and provision of new open space typologies to create a multi-functional green infrastructure network.

Embracing the Site's very good relationship to existing facilities, public transport routes and public rights of way has created a permeable network of routes within the Site. These routes will be direct, safe and convenient to maximise the opportunities for people to travel by sustainable modes:

- A series of 'greens' will provide a focus and sense of arrival for the development reinforced by the character and pattern of streets, key spaces, landmark buildings and retained vegetation to create a place of the highest design quality.
- The development can deliver a broad mix of housing types and tenures as part of creating a balanced, safe and sustainable community for the future.
- The development will comprise approx 450 new homes, neighbourhood centre, formal and informal open spaces, and extensive landscaping.
- A new vehicular, pedestrian and cycle access will be provided to connect with Broomfield Hospital internal perimeter road. The delivery of this access will either be directly by the developer of Blasford Hill (subject to the Hospital Trust making the land freely available) or via a financial contribution by the developer to finance the works to be undertaken by the Hospital Trust under governance of the Local Authority.

## LAND USE STRUCTURE

The proposed land uses are set out on the plan opposite. The proposed residential area is approximately 13ha which equates to around two-thirds of the total Site area.

The disposition of land uses will be carefully considered to respond to the unique characteristics of the Site and contribute to the principles of the other thematic objectives as follows:

- Residential development shall be accommodated within 'pockets' of development separated by areas of green infrastructure.
- Non residential community uses shall be located centrally adjacent to the spine road consistent with ensuring non residential uses are well located relative to the community.
- A range of open space typologies shall be provided that meet the open space policy requirements and positioned in locations that are accessible to the community.
- The access road and green infrastructure provision shall be accommodated in locations that maximise the retention and potential for enhancement of existing vegetation.

## New homes

Housing is the primary land use incorporating a mix of units in terms of size and tenure, ranging from one bedroom apartments to four bedroom detached houses and includes a proportion of affordable housing. The housing mix will be determined at a later stage. There will be an opportunity for self and custom build within the masterplan.

The Indicative Masterplan uses a perimeter block typology which helps maximise security and natural surveillance. Dwellings will be arranged in traditional 'perimeter block' style whereby fronts of properties overlook streets and public spaces, and back gardens or rear parking are kept private within the block in order to maximise safety and security. This approach is consistent with the principles established by 'Secured by Design' because it maximises 'active frontages' on the street, providing natural surveillance.

An area for self build plots will be identified through the planning application process for the site and appropriate design guidance prepared in consultation with Chelmsford City Council.

## Neighbourhood Centre

The neighbourhood centre will provide a focal point for the new community, located in proximity to the central open space and related reservoir. Consultation responses and assessments of existing local facilities have made clear that this should be a community focused centre. To this end, it is anticipated that a multi-functional community building will be accommodated alongside the required early years and childcare facility as set out in the local plan policy, though with the potential to include healthcare.

## Open Space / Green Infrastructure

The Indicative Masterplan includes a significant amount of open space including a neighbourhood equipped play area (NEAP), green links and natural or semi natural green space. The NEAP will be located centrally within the development and accessible for all providing opportunities for play for children of all ages. The Site also provides the opportunity to create new recreational routes and activities to support the 'Livewell' initiative such as linking and utilising the existing PRoW to the east for running and jogging to improve the health and well being of new and existing residents.



# INDICATIVE LANDSCAPE / GREEN INFRASTRUCTURE FRAMEWORK

## GREEN & BLUE INFRASTRUCTURE

The NPPF defines Green Infrastructure as:

‘A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.’

Green Infrastructure (GI) delivers a range of benefits including the following:

- Amenity, or recreational benefits;
- Community benefits;
- Health and well-being benefits;
- Ecological benefits ;
- Biodiversity benefits; and
- Landscape and visual mitigation benefits.’

The approach to the delivery of a comprehensive green and blue infrastructure across the Site is underpinned by the following principles:

- A network of swales and attenuation features shall embrace best practice to treat, convey, store and discharge water to green field run-off rates.
- The reservoir shall be retained and re-imagined as part of a new multifunctional public green space connected with the wider green infrastructure network and other green space within the Site.
- The tree and hedgerow line associated with the existing public right of way shall be retained and enhanced as part of widened green corridor linking the semi improved neutral grassland with Sparrowhawk Wood.
- The grassland area located in the south east corner will be retained and enhanced for wildlife, biodiversity and utilised for on site attenuation.
- Enhance the planting along the southern and western boundaries linking the semi-improved neutral grassland with Sparrowhawk Wood.

- Integrate development parcels with green spaces through street layout / design.
- Incorporation of village greens into the green network to reflect local heritage.
- Green space and planting to Blasford Hill to help maintain separation between Broomfield and Little Waltham.
- The proposed development seeks to provide biodiversity net gains in accordance with Policy S11 and NE1 of the Council’s adopted Local Plan. The landscape strategy identifies substantial areas of landscaping which will provide biodiversity net gains within the site.
- Mitigate the impacts of new roads.

The Indicative Masterplan comprises a green network that integrates landscape and water components. This will provide a framework for creating varied landscape typologies which reinforce the local sense of place and transition with the adjoining countryside.

An enhanced green link is proposed across the middle of the Site, strengthening the existing trees and hedgerows and delivering a new ecological asset. Further landscape and ecological benefits will be derived from the landscape improvements which can be delivered around the existing reservoir.

Additional planting will be added around the periphery of the Site, including the south and south west boundaries which will provide new ecological connection between Puddings Wood and Sparrowhawk Wood and act as a transition with the surrounding open landscape and soften views from the adjoining countryside and public rights of way.

The south east corner has the potential to become an attractive new habitat and incorporate the surface water attenuation basins within the landscape setting.

The proposal includes open space, trees and hedges around all of the edges of the Site. This creates a suitable transition with the surrounding landscape, enhances ecology opportunities, whilst providing an attractive setting for the new housing.

Streets, particularly along the spine road, will incorporate swales. These form part of the surface water drainage strategy whilst also adding interest and character to the street scene.

## Blasford Lake

The landscape proposals look to connect with the existing agricultural reservoir by making it accessible, attractive and safe whilst enhancing ecology and amenity provision.

The key landscape strategies are:

- Creating a gently sloping lawn on the sunny side of the reservoir, opening up views to the water and maximising amenity use around the northern edge.
- Creating a strong ecological belt around the western edge of the lake connecting into the existing hedgerow to the west.
- The creation of a stepped footpath route down to the water’s edge making it accessible.
- The creation of a sloped path running around the southern edge down to the water to make the feature accessible for all.

## Blasford Parkland

The south east corner provides a semi natural open space within a parkland setting. Housing will form the northern boundary of the open space where possible helping to create a safe and secure environment. Public footpaths will lead through this area of open space connecting the development with Woodhouse Lane and links out onto Blasford Hill. Should the existing hedgerow in this location be removed compensation planting will be provided.

## Blasford Village Green

The west of the Site includes Blasford Village Green providing a more formal open space feature for the surrounding residents. Housing will front onto the village green directly contributing to the character of this space. New public footpaths will lead through this area of open space connecting to the wider footpath network and surrounding country side.



Indicative Drainage Strategy



Existing Landscape features

INDICATIVE LANDSCAPE FRAMEWORK



# INDICATIVE MOVEMENT FRAMEWORK

## MOVEMENT FRAMEWORK

The plan on the following page illustrates the indicative movement network within the Site and the connections with the surrounding context.

The development will be served by a new roundabout junction along the B1008 Blasford Hill. The design of the new roundabout is shown on page 36.

A hierarchy of streets of varying standards are proposed with regard to the needs of expected occupiers and policy standards and advice. Streets will be designed to a maximum of 20mph which will be reinforced by traffic management measures. These measures will be designed to integrate into the built environment and add to the 'sense of place' rather than allowing highway features to dictate the built form.

### Traffic Calming

Traffic calming will help ensure that the design traffic speeds are maintained. The primary method of traffic calming will be horizontal alignment reinforced by building form and landscape treatment. Other appropriate measures include:

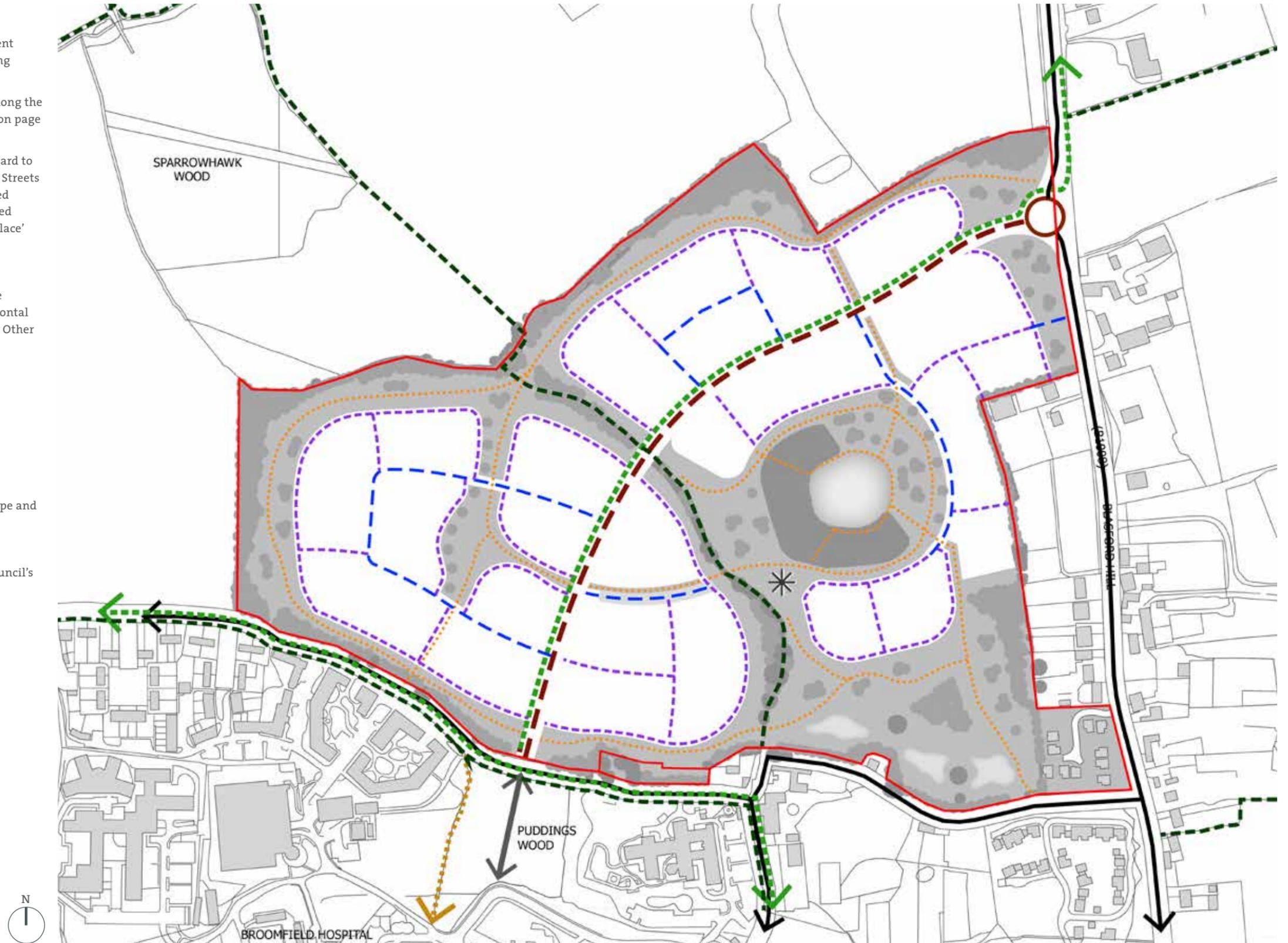
- Key spaces with changes in surface treatment and landscape measures.
- Junctions, squares and pinch points deflections.
- Road narrowing.
- Highway gateways, which set vehicle speeds on entry to the development.

All measures will be fully integrated with building form, landscape and public realm treatments.

### Car Parking

Parking for the development will be provided in line with the Council's parking standards with a preference for on-plot parking.

-  Masterplan Site Area
-  Existing Roads
-  Spine Street
-  Secondary Street
-  Tertiary Street
-  Footpath
-  PRoW
-  Cycle path
-  Existing footpath / Proposed as cycle route under City Growth Package
-  Indicative Route through Puddings Wood



Indicative Movement Framework

### PUBLIC TRANSPORT

There are numerous bus services running along the B1008 Blasford Hill immediately east of the Site. These provide regular and convenient links into Broomfield and Chelmsford city centre.

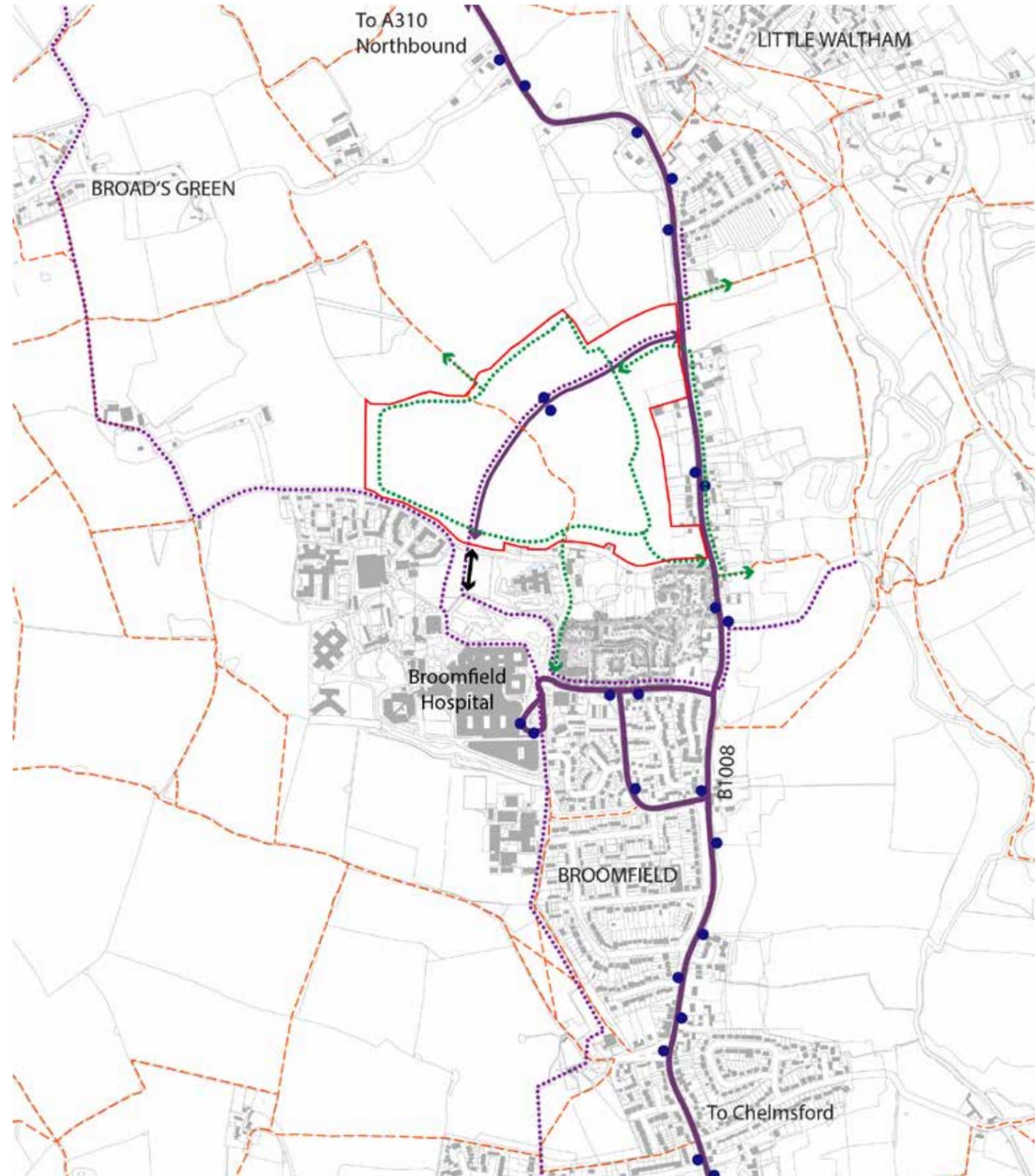
Residents have the opportunity of two bus stops nearby, both stops are linked to the Site by pavements. The bus stop locations are east along Blasford Hill and Broomfield Hospital. The proposal includes an opportunity for bus operators to access the Site to provide a service as part of the wider bus network.

### PEDESTRIAN AND CYCLE

Careful consideration has been given in the masterplan to how the development will integrate with the existing network of routes surrounding the Site and provide a new network that will encourage movement by sustainable modes of transport.

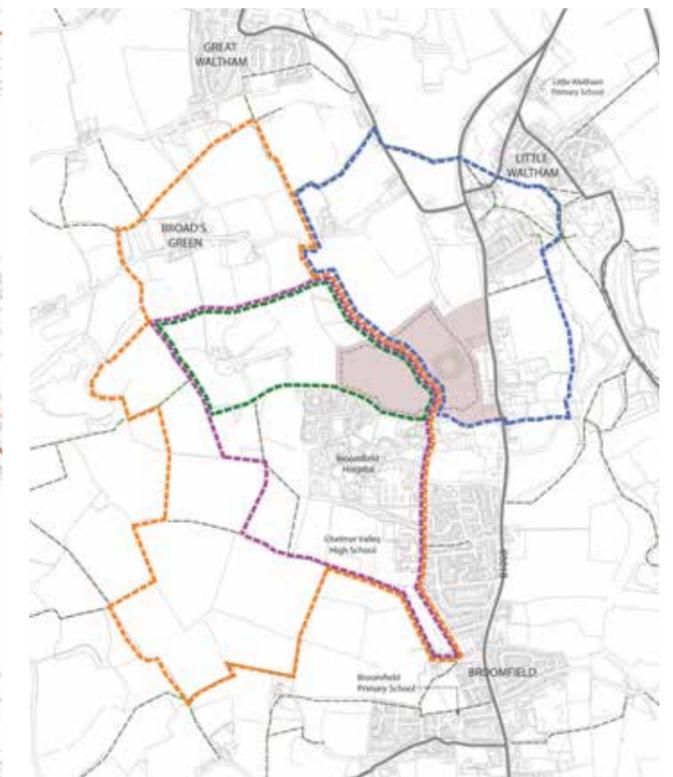
The key principles underpinning the footpath and cycleway strategy are as follows:

- A new pedestrian and cycle path running along the main spine through the development, easily accessible and linked to the existing pedestrian and cycle network, including the hospital.
- Pedestrian/cycle connections onto Woodhouse Lane connecting into the strategic on-road cycle route running along Woodhouse Lane and North Court Road linking to the city centre and Waltham Cycle route.
- Routes are direct and overlooked by adjacent development to ensure they feel safe and minimise the opportunities for crime.
- Cycle & pedestrian connectivity to Little Waltham via a new footpath /cycle link including junction crossings.
- The existing public right of way crossing the Site will be upgraded and connected into the new development.



### RECREATIONAL ROUTES & TRAILS

A series of trim trails could be created around the Site and Broomfield which utilise the existing public rights of way to the west of the Site. These routes could cater for all levels of fitness to encourage health and wellbeing. These routes could also be incorporated into the wider network of public footpaths to create longer more challenging routes.



Indicative Recreational Routes & Trails

- Masterplan Site Area
- Internal Trail
- Trail 1
- Trail 2
- Trail 3
- Trail 4
- PROW
- Main roads

- Masterplan Site Area
- Public Right of Way
- Proposed Pathways
- Existing Bus Route
- Bus Stops
- Proposed Cycle Route set out in Chelmsford City Growth Package (July - August 2017)
- Indicative route of connection to hospital

Proposed Public Transport and Wider Access Plan

# ACCESS

## ACCESS STRATEGY

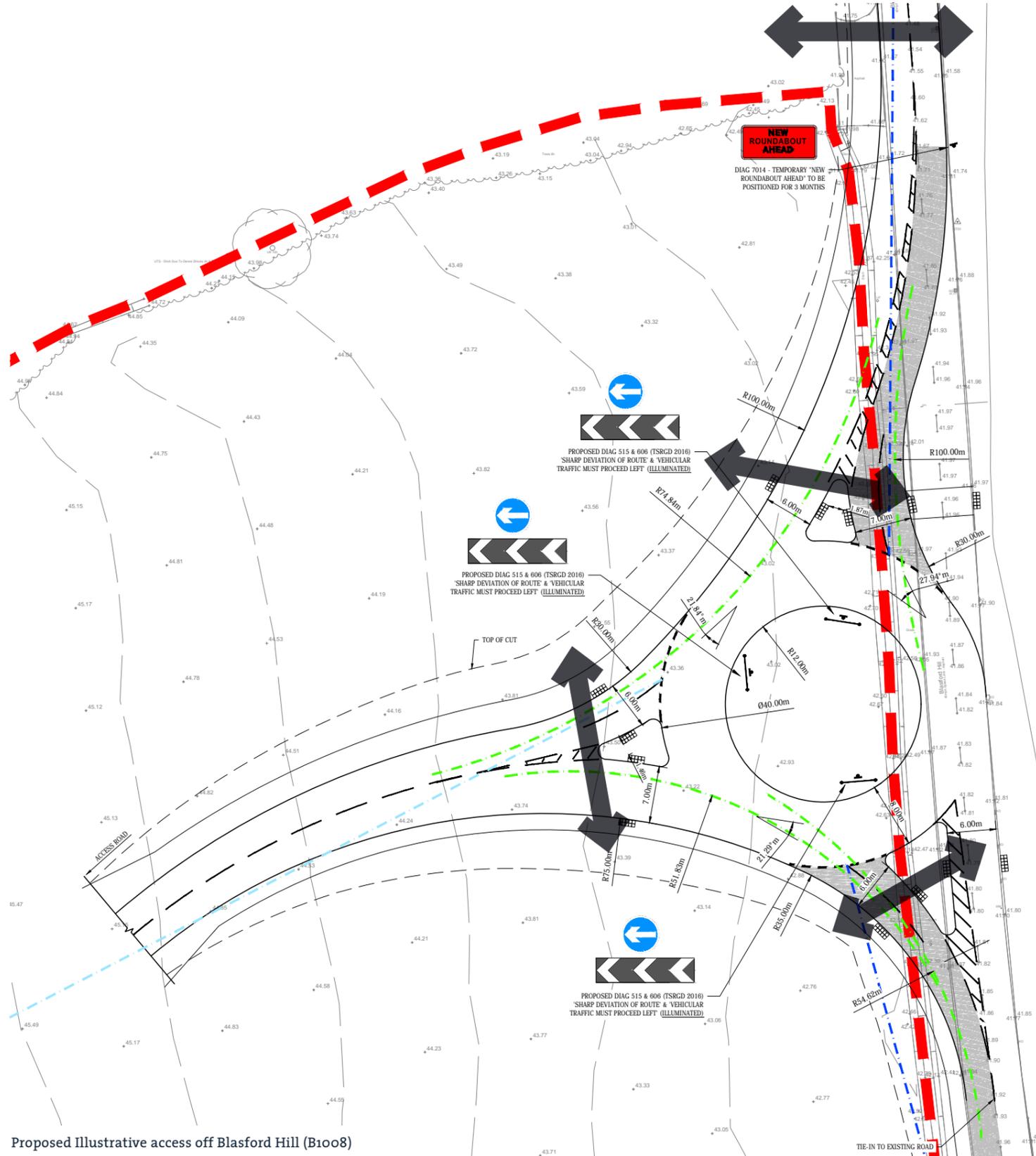
The access strategy is set out below. It addresses the following key objectives:

- Provides a suitable access off Blasford Hill.
- Provides a spine street linking all parts of the development designed to accommodate a new bus route connection within the Site from Blasford Hill.
- Provide access to Broomfield Hospital
- Coordinate the future downgrading of Woodhouse Lane with the provision of the Hospital Link Road
- Creates a network of direct and attractive cycle and pedestrian connections to key destinations within the existing built up area and the wider area.
- Provides a safe, legible and permeable layout for all modes within the Site.

The key elements of the Strategy are considered in more detail in the following pages.

Junctions within the development will be designed to add to the wider public realm rather than simply being designed to cater for car movements. In this context it is envisaged that junctions will be designed to reflect and respond to the character of the surrounding road hierarchy and built form, and will consider the movement requirements of all road users especially pedestrians and cyclists.

↔ Crossings located on Blasford Hill



Proposed Illustrative access off Blasford Hill (B1008)

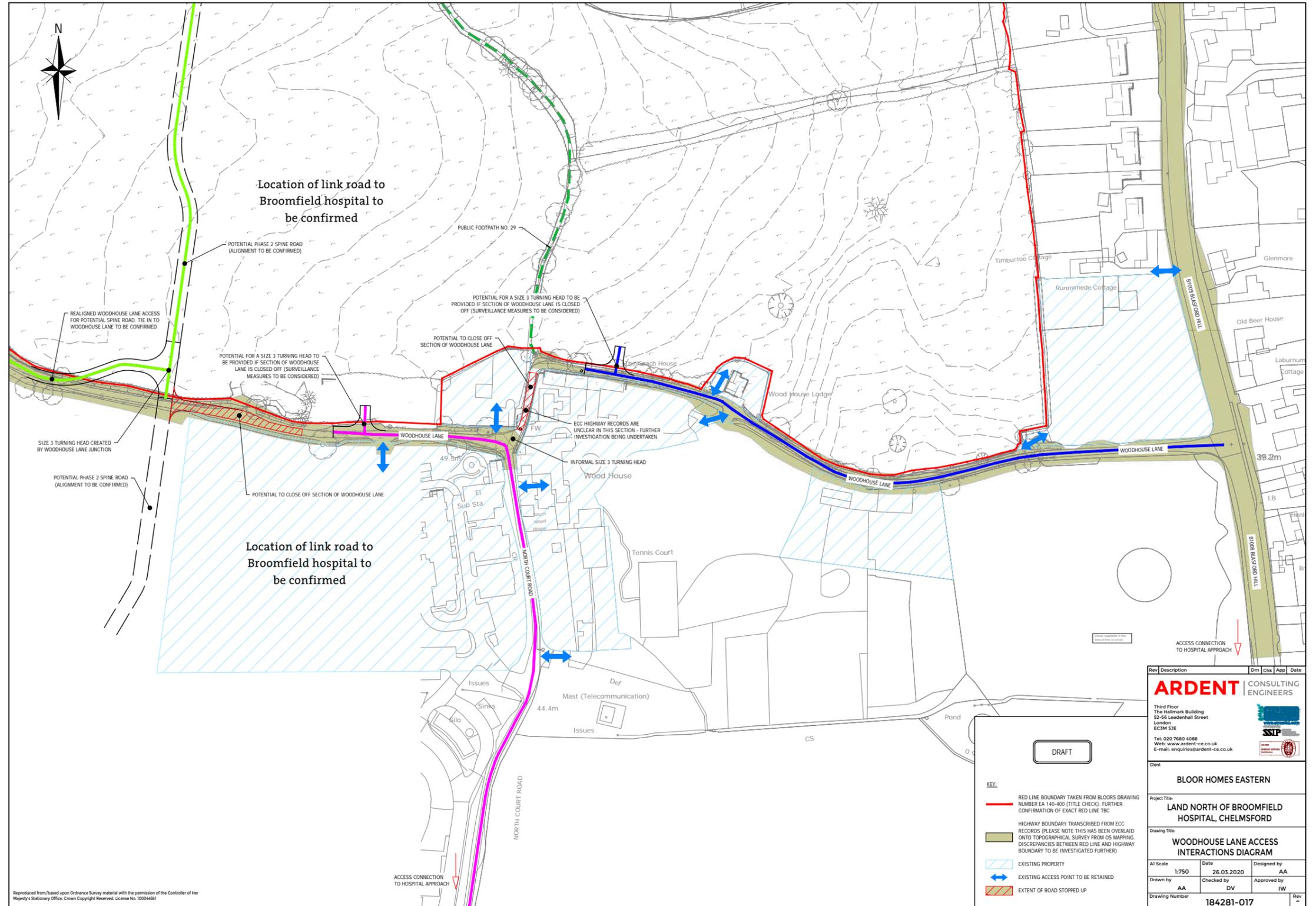


Access location plan

### WOODHOUSE LANE - HIGHWAY IMPROVEMENT OPTIONS

As part of the masterplanning process for Blasford Hill, the wider connectivity of the Site to the neighbouring communities and strategic linkages have been considered, including the role and function of Woodhouse Lane and the means to prevent greater use of this road either in conjunction with the Blasford Hill development or as part of the hospital access. Chelmsford City Council and Essex County Council are therefore working with us to explore the potential to rationalise access via Woodhouse Lane in conjunction with the provision of the access road into the hospital, whilst maintaining access to properties along Woodhouse Lane.

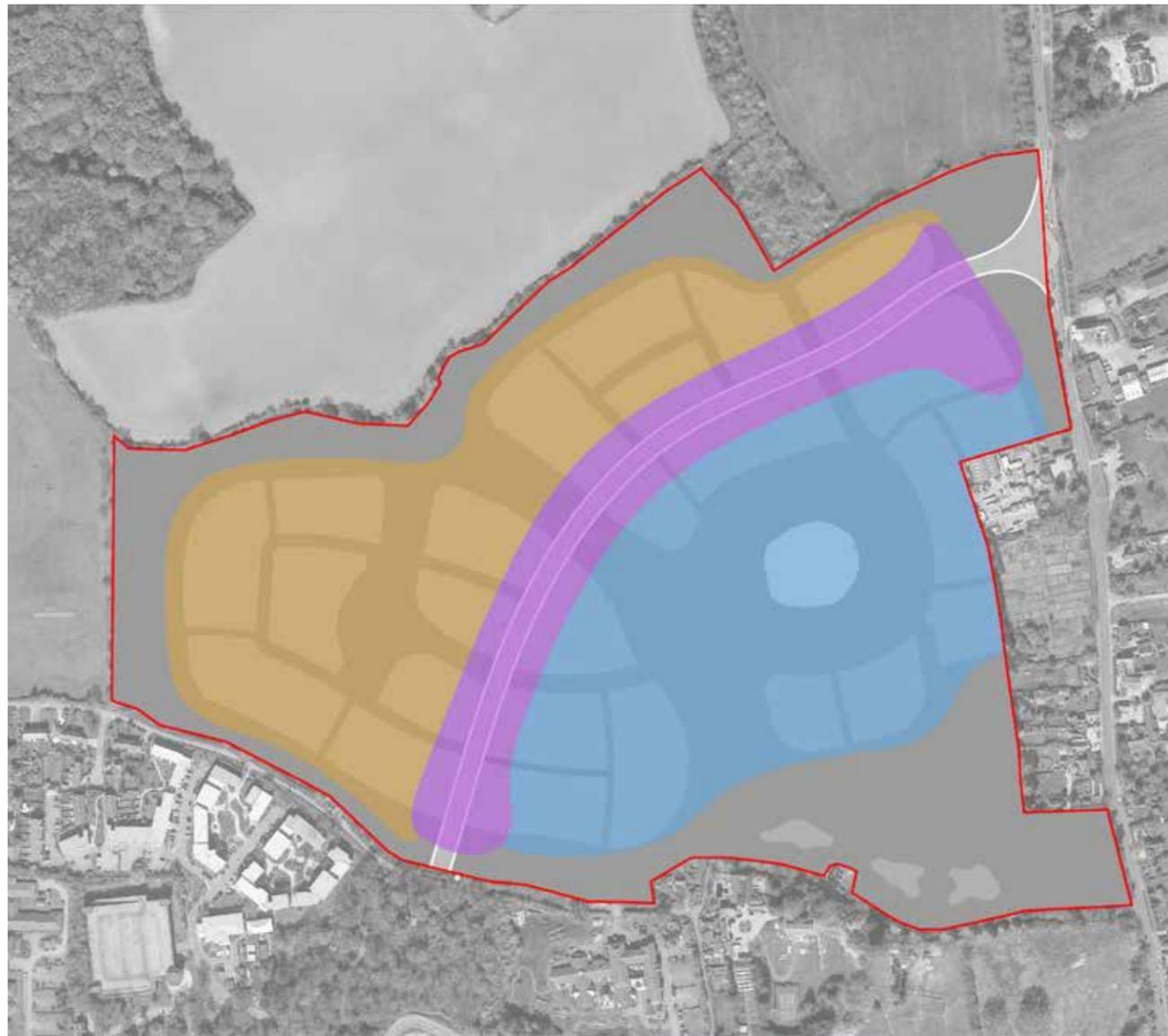
The comments made as part of the public consultation on the masterplan have been and will continue to be considered as part of this work. Full modelling of junction queueing will be provided as part of the Transport Assessment submitted with the Outline planning application to allow further refinement of the final approach to be taken forward.



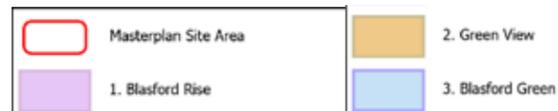
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# INDICATIVE CHARACTER & FOCUS AREAS

This section describes the potential characteristics and appearance of the development. It sets out the strategy for achieving a sense of individuality within a coherent and legible strategy. The development has a fluid and responsive layout and structure, influenced by the Site's features and surrounding context. A traditional form of architecture is proposed for all areas, with pitched roofs and materials in keeping with the local vernacular. There are three main character areas proposed, as set out within the illustration below and described over the following pages.



Indicative Character Areas



## 1. BLASFORD RISE

Blasford Rise will be a comparatively higher density part of the development to address the urbanised route to the hospital. It will have a formal character and consistent appearance within the street typology and public realm treatment. Buildings will be set back, except at key locations or where the access arrangements change. A variety of units and materials will add interest.

Most of the homes will be 2 storey or 2.5 storeys adding interest and improving legibility. Building frontages will have comparatively stronger building line with parking provided onplot.

Adding to its a formal character, the street will be lined by avenue trees within grass verges accommodating swales on both sides with limited visitor parking. One side of the street will incorporate a cycle path linking into the wider cycle network. Access to housing will be via private drives off the main Spine (refer to page 43 section A-A for indicative Spine Street).



Pair of buildings located at development gateway



Detached homes located off Spine road



Opportunity to reflect local style



Homes set back off the street

## 2 - GREEN VIEW

Located around the edges of the development housing will respond to the surrounding landscape. The outer edges of the development will accommodate the lowest densities with integrated trees and shrub planting to complement the landscape setting.

Building heights are up to 2 storeys, frontages are less continuous and buildings lines have greater variety.

These areas are more landscape dominated spaces containing open spaces, trees and other vegetation, provided as part of the development and along its interface with its surroundings.



## 3 - BLASFORD GREEN

Blasford Green will be predominantly detached or semi detached housing and include a higher proportion of terrace and apartments and opportunities for incidental open spaces. The two areas of open space surrounding the reservoir / Neighbourhood Equipped Area for Play and the south east corner will make a significant contribution towards its character. The homes fronting the neighbourhood equipped area of play / Reservoir will have a more consistent character with all buildings fronting and contributing towards the open space.

Building heights will tend to be 2 storeys with 2.5 in key locations enclosing spaces or movement routes. There will be a greater variety in building set backs with less continuous frontages with on-plot parking.



Homes facing onto green space



Homes overlooking the green edge



Focal building overlooking open space



Buildings overlooking key spaces



Homes overlooking a play space



Homes located around a village green



Buildings overlooking green space



Homes looking over the landscape edge

# FOCUS AREAS

## INDICATIVE NEIGHBOURHOOD CENTRE

A new community led neighbourhood centre will be located centrally within the site with access from the main spine road and within easy walking distance for all residents. The facilities will be focused on a multi-functional community building and an early years and childcare facility. At this time there are ongoing talks with the NHS about integrating local healthcare provision with this Local Centre or nearby, but this is subject to further discussion with the NHS.

Existing residents of Broomfield and little Waltham will be encouraged to use the community facility as it will complement the existing facilities available rather than compete with them. The neighbourhood centre will be located adjacent to several green links and footpaths and close proximity to the neighbourhood play area and landscaped reservoir which will be accessible for all to enjoy.



Great Western, Community Building



Dickens Heath Village Hall / Early years



Carterton Community Centre, Oxford

## COUNTRYSIDE EDGE

The Countryside Edge character area will provide a transition to the surrounding countryside and create a landscaped edge to the new community where lower density housing is interspersed with an organic/informal arrangement in a landscape setting.

This character area comprises the lower density residential areas around the perimeter of the development. Residential properties will be up to a maximum 2 storey in height. The building line in these areas will be broken, with a variety of setbacks, with housing interspersed with car ports, garages, trees and soft landscape.



## SPINE STREET

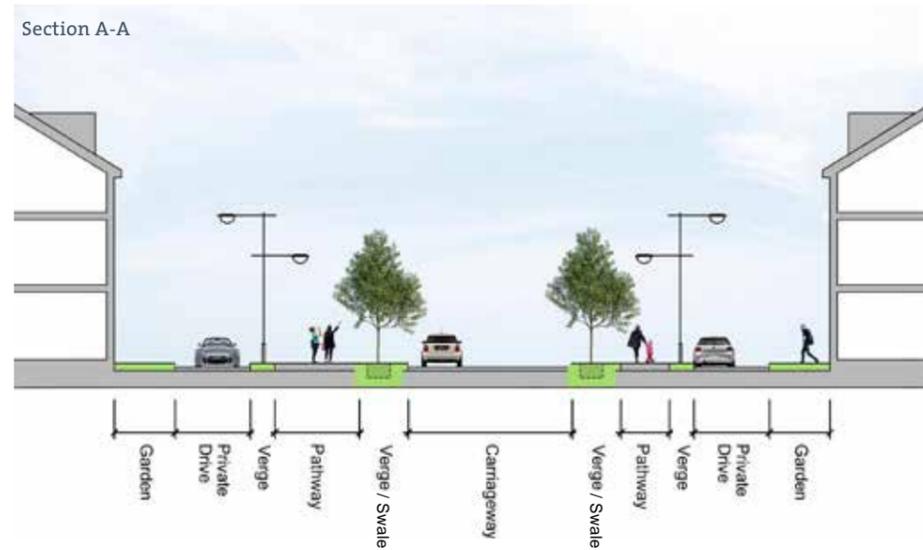
The Spine Street will provide primary route and strategic connection through the residential areas of the development. It will have a distinctive character with a strong sense of landscape and openness, informed by regular formal tree planting and green verges on both sides of the carriageway, along with a combined cycle route and footpath. This street typology provides access to residential properties through private drives that will minimise the number of points where the cycle route and footpath is crossed to access drives and garages.



# FOCUS AREAS- STREET SECTIONS

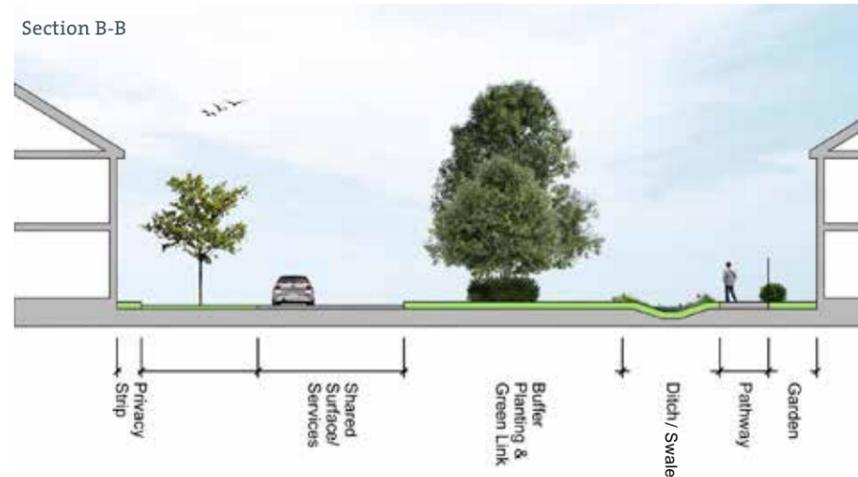
## INDICATIVE SPINE STREET A-A

The Spine Street will provide the primary route through the residential areas to the southern boundary to facilitate access to Broomfield Hospital. It will have a distinctive character with a strong sense of landscape and openness, informed by regular formal tree planting and green verges with varied widths on both sides of the carriageway, along with a combined cycle route and footpath. This street typology provides access to residential properties through private drives that minimises the number of points where the cycle route and footpath is crossed to access drives and garages.



## INDICATIVE GREEN CORRIDOR B-B

The green corridor provides a key pedestrian link through the Site from the south to the north connecting to the wider network of footpaths to the north and Broomfield to the south. The existing water course running parallel to the footpath will be upgraded and integrated with the agricultural reservoir as part of the Site drainage strategy. There will be a series of different open space typologies including play and natural space located off the green link which is also linked to the green network of foot paths within the Site.



Section location plan

## INDICATIVE WOODHOUSE LANE INTERFACE C-C

The section below is indicative of how the new development will interact with the existing interface of Woodhouse Lane and the taller accommodation buildings located on the hospital Site. There will be a generous landscape buffer which varies in width on the southern edge of the development which enables existing planting to be enhanced and provide a pedestrian route within the green corridor which also connects to the wider pedestrian and cycle network.



# LANDSCAPE FOCUS AREAS

## Northern boundary : section AA

Houses will provide a positive frontage over the new areas of wildflower and amenity grassland with trees. Closer to the boundaries, the existing hedgerow will be bolstered with new native tree and shrub planting. A formal path will wend its way through the grassland and scattered trees, providing a pleasant open walk, forming part of the circular footpath network within the site and connecting to the footpaths in the countryside beyond.



## South East boundary : Section BB

A new native hedgerow will be planted along the southern edge of the new built line, replacing the hedgerow removed during the construction process. This hedgerow will be kept low to ensure the houses can provide passive surveillance over the open space to the south, and to allow sunlight to reach the houses to the north. Large areas of amenity grassland with wildflower edges will be crossed by pathways, allowing informal use of the grassed areas. Trees will be located so as to maintain privacy to the rear gardens of the houses on Blasford Hill whilst not overshadowing them.



## INDICATIVE LANDSCAPE FRAMEWORK

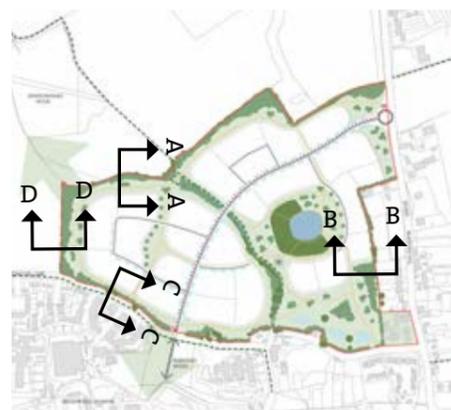
### Southern boundary : Section CC

A new native hedgerow will be extended along the southern boundary of the Site, reinstating that once present along the edge of Wood House Lane. This will restore the sense of enclosure along the road and will contribute to its more rural character. The new houses will be set back behind areas of amenity and wildflower grassland planting with isolated trees breaking up the building line and creating a rural character.



### Western boundary : Section DD

A new native hedgerow will be established along the western boundary, with a wide swathe of native trees and understorey planting to the east, providing new wildlife habitat and a route for bats from Puddings Wood in the south to Sparrowhawk Wood in the north. A formal path will extend along the edge of the native tree and shrub planting, bordered to the east by wildflower grassland with scattered trees. The path will form part of the wider footpath network within the site, connecting to the network of footpaths to in the countryside beyond. This area will also benefit from positive surveillance by the neighbouring houses.



Section location plan



# 8. DELIVERY & PHASING

This section of the masterplan provides an indicative phasing strategy for the Site.

### Phase 1 (0-2 Years)

- A new roundabout is built along Blasford Hill for the first phase of housing.
- Green infrastructure improvements around the reservoir and drainage basin further south.
- New trees and vegetation around the edges of the Site are planted, ahead of the 2nd and 3rd phases to provide time for these to mature.
- Local centre, including early years facility.

### Phase 2 (2-3 years)

- The housing south of Phase 1 constructed along with a pedestrian and cycle link onto Woodhouse Lane.
- Landscape proposals begin to mature.

### Phase 3 (3-5 years)

- The homes in the south west area are constructed along with remainder of the spine road.
- Final areas of green infrastructure completed.
- Other pedestrian and cycle links are completed.

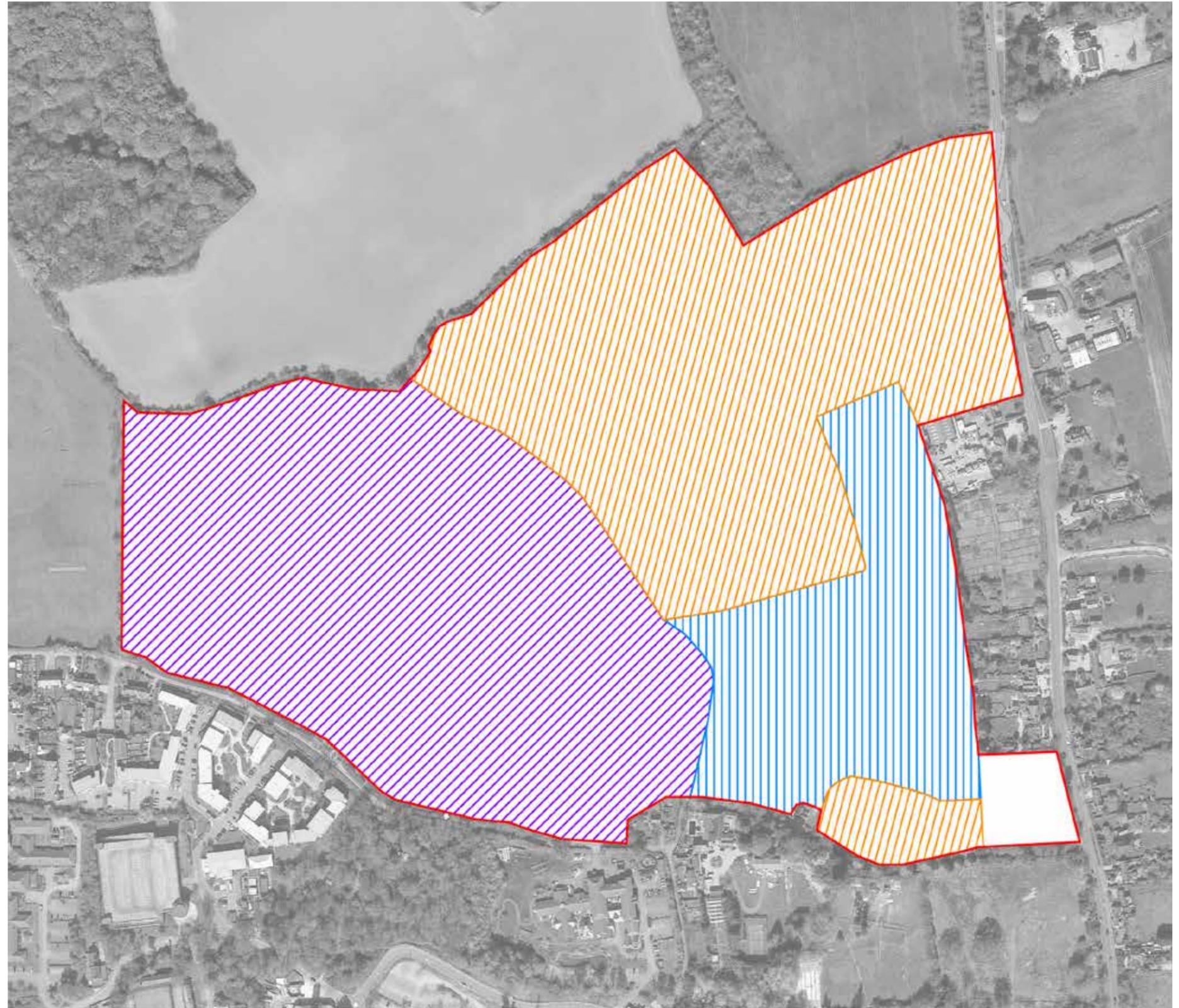
The indicative phasing strategy for the Site would be subject to further negotiation through the planning application, but this initial draft has been carefully considered and formulated to ensure that the development is brought forward in a logical and coordinated manner. This takes account of the need to match housing delivery with infrastructure, facilities and access.

The strategy takes account of physical land parcels, constraints and uses, as well as market demand and construction rates. The overall intention will be to commence construction at the earliest opportunity.

The proposed housing trajectory contained within the Council's Pre-submission Draft Local Plan identifies that the Site at North of Broomfield will start to deliver houses on Site from years 2020/21, through to years 2025/26. Bloor Homes supports this housing trajectory, although it is likely that whilst the first homes may be delivered in 2021/22 this will be limited in number.

The aim is to deliver housing and infrastructure at an early opportunity, increasing supply and helping the local authority meet the requirements set out in the new Local Plan.

The intention is to provide the access road across the site and into the hospital early in the development, subject to design and technical approvals. The exact programming of this is expected to be secured by a legal agreement at the time of the Outline planning application.



Indicative Phasing Plan



**BLOOR HOMES**<sup>®</sup>

**BARTON  
WILLMORE**



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## Chelmsford City Council Policy Board

16 June 2020

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### Strategic Growth Site Policy 8 – North of Broomfield Masterplan

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**Report by:**

Director of Sustainable Communities

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**Officer Contact:**

Neil Jordan, Senior Planning Officer – [neil.jordan@chelmsford.gov.uk](mailto:neil.jordan@chelmsford.gov.uk) / tel. 01245 606427

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#### Purpose

This report is seeking the Policy Board to recommend to Cabinet the approval of the masterplan for the North of Broomfield Local Plan Site Allocation.

#### Recommendation

1. The Policy Board recommend to Cabinet that the masterplan attached at Appendix 1 with any changes arising from the further recommendations be approved.
  2. That before consideration by Cabinet, the masterplan is subject to independent quality and design review undertaken by the Essex Quality Review Panel.
  3. That the Policy Board delegate 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.
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#### 1. Background

- 1.1. The masterplan presented in this report relates to Strategic Growth Site Policy 8 – North of Broomfield, which is brought forward by Bloor Homes. The formal

determination of masterplans consists of two stages: consideration by Chelmsford Policy Board and then approval by Cabinet.

- 1.2. 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 we are creating attractive places to live and the successful integration of new communities with existing. Masterplans are to demonstrate how the site will satisfy the requirements of the respective site policies.
- 1.3. Masterplans are a tool to help achieve a vision and key development objectives. They look at sites at a broad level and set a framework for the future detailed planning applications to follow. The Council's Masterplan Procedure Note updated in October 2019 sets out what masterplans should contain. With regard to this site, the core content of masterplan covers:
  - Land uses
  - Movement and connections
  - Green/blue infrastructure
  - Character of place
  - Early understanding of main infrastructure requirements and dependencies
  - Delivery and phasing

The masterplan should also seek to take into account the Livewell Design and Development objectives and make commitments to the principles of improving sustainable construction methods, energy efficiency and other sustainable development initiatives set out in the Council's emerging Making Places Supplementary Planning Document.

- 1.4. Each of the masterplans will take a bespoke approach to the site. The larger of the allocated sites will differ from the smaller sites, the more complex or more constrained sites may differ from less complex and constrained sites, for example. Most masterplans will cover additional content or will look at certain matters in more detail than others, as appropriate, but all will relate to the core content.
- 1.5. The masterplan does not secure detailed site planning or housing typologies.
- 1.6. Developer obligations will be secured by way of a s.106 Agreement as part of the outline planning application.

## 2. The Journey to This Stage

- 2.1 Through the Planning Performance Agreement (PPA) the developer is given a set of site masterplanning parameters (written and in plan form). These relate to the Local Plan policy expectations for that site. In addition, the parameters identify key site constraints and the areas where development should be avoided (e.g. landscape

corridors), where it might be preferable to situate the main site access, other key considerations such as heritage setting, etc. These are provided at a very broad level, intended only to provide the starting parameters, and are to be subject to refinement as part of the masterplan production.

- 2.2 Throughout the period of masterplan production there are recurrent discussions between officers and the developer. These generate numerous iterations of the masterplan; each of those refining the masterplan in response to the issues which have been raised. Complementing and strengthening that approach the process involves various forms of local engagement which ultimately shape the masterplan into something which is tailored for its locality. The key inputs of that engagement are outlined below.

#### Community and Technical Stakeholder Workshops

- 2.3 Prior to producing a draft masterplan, a round of community and technical stakeholder workshops is run. This collates local expectations for the future development and draws out key concerns and suggestions so that the developer can seek to include or resolve those as part of the first draft masterplan. These workshops are shown the PPA site parameters and given the chance to comment on that starting point.
- 2.4 The benefit of holding these sessions in a workshop format is that the input from those stakeholders can be visually represented on plans, helping understanding of spatial site planning.

#### Neighbourhood Plan

- 2.5 The existence of a draft Neighbourhood Plan in Broomfield has provided the means to frequently sense-check the masterplan proposals with local views throughout their production. The evidence base of the emerging neighbourhood Plan has been factored into the masterplanning for this site (alongside Bloor Homes' own evidence and the Local Plan evidence base) and has helped to shape the proposals from an early stage of production. The vast majority of comments made by the Neighbourhood Plan Group at various stages of the process have been incorporated into the refined draft of the masterplan which is now presented to Chelmsford Policy Board.

#### Public Consultation

- 2.6 From January to February this year a 4-week public consultation was held. This included a public exhibition held at Broomfield Village Hall where interested parties had the opportunity to speak with Bloor Homes representatives and Chelmsford City Council Planning Officers. The results of that public consultation have been summarised and the comments have been discussed between Bloor Homes and City and County Council officers culminating in a final draft revised masterplan document.

#### Member Presentation

2.7 Prior to the Chelmsford Policy Board meeting all Members were invited to a presentation setting out the content of the final draft masterplan and have had the opportunity to ask questions about content.

### 3. Overview of Masterplan Content

#### Land Uses

- 3.1. The masterplan successfully shows the integration of around 450 new homes to this locality. The approach taken is demonstrably landscape-led and there are good opportunities for public open space as well as natural landscaping throughout the development. Neighbourhood facilities, including an early years and childcare facility, are focussed towards the centre of the site where they are most accessible to all areas of the new community, whilst being accessible to the existing community as well.
- 3.2. There is sufficient open space to facilitate local recreation. These spaces are all located in accessible areas of the site for the benefit of new and existing residents. The relationship between development and public open spaces is such that safety and security are factored in from the outset through natural surveillance from the new homes. Play equipment suited to a range of age-groups will be located centrally with good levels of natural surveillance.

#### Movement and Connections

- 3.3 A requirement of this development is that it must provide a new vehicular access through the site to serve Broomfield Hospital as well as the development itself. The masterplan shows how this would be achieved in best practical terms. The route alignment has been subject to considerable discussion and refinement with the Mid-Essex Hospital Trust and Essex County Council Highways Officers, as well as with inputs from the developer, City Council Officers and the various stages of local consultation. This route is the only feasible route into the hospital site from the north via the allocation site (see also para 3.8). The masterplan demonstrates how this new route would relate to Woodhouse Lane and avoid intensified use of Woodhouse Lane junction and Hospital Approach.
- 3.4 Whilst the development must be served by roads for practical reasons, the development will promote active and sustainable travel opportunities for residents in preference to private car use. Providing a coherent and accessible network of routes for foot and cycle travel (as well as emerging forms of electric micromobility such as ebikes and e-scooters) is a key part of delivering development which is more geared towards sustainable travel. The masterplan shows how connections with existing foot and cycle routes in the locality would interface with new routes through and around the development and identifies future improvements to off-site routes. The detailed planning stages will consider road typologies and attributes within the development still further to adhere to this strategy.

- 3.5 The masterplan demonstrates how bus service will be directed into and through the site to provide ease of access to public transport for all residents. This would connect with existing bus infrastructure at Broomfield Hospital.

#### Green/blue infrastructure

- 3.6 The starting point for the masterplan has been to safeguard areas which hold most arboricultural or ecological value. This has shaped the development into parcels between those retained features. The result is a strong and coherent network of green corridors and spaces which protects the natural environment whilst meeting the needs of the new community. The masterplan provides several areas of green space for people, part of the 'village greens' approach to site planning in the context of Broomfield, and this supports the developer's commitment to achieve the Livewell accreditation.
- 3.7 Drainage approach has used existing topography and features such as ditches and the agricultural reservoir to promote a natural SUDS solution. This will be used in conjunction with new blue infrastructure in the form of open swales, etc. introduced as part of the new estate setting.
- 3.8 Although outside of the masterplan, the route through Puddings Wood required as part of the delivery of a new access road into Broomfield Hospital has been selected on the basis of ecological and arboricultural considerations. The selected route is consciously aligned over a natural clearing in the wood to greatly reduce impact on woodland character, individual trees and wildlife. With few exceptions, the trees along the selected route are lower category specimens and are of limited ecological value, which is in contrast to trees located outside of the selected route within the remainder of the woodland. The developer has accepted that both mitigation and compensation as part of the development will be required as a result of this new road access, which has meant the strengthening and widening of the landscape corridor to the west of the site, which provides a connection between Puddings Wood and Sparrowhawk Wood, to support more of the woodland characteristics that will provide/extend wildlife habitat and movement corridor.

#### Character of place

- 3.9 Through the masterplan the developer has conducted a study of local character and has used that contextual understanding to reinforce both the vision for the development and the layout approach. The vision informs the design approach that will be taken at detailed planning stage without representing overly prescriptive design coding, which is the appropriate protocol for this scale of development.
- 3.10 Within the site surroundings are various designated and non-designated heritage assets which the masterplan has remained sensitive to. The parcel in the south-east corner is being retained as open space to maintain an open setting to heritage assets and to acknowledge the former estate setting of Wood House (in addition to its ecological contribution).

Early understanding of main infrastructure requirements and dependencies

- 3.11 As allocated, the site is well served through its connection with the existing neighbourhoods of Broomfield, Little Waltham and Great Waltham. These settlements provide a range of services which can help to support the development, such as primary and secondary schools, a local library, places of worship, public houses, etc.
- 3.12 As referenced earlier within this report, delivery of the access from Blasford Hill into Broomfield Hospital (including bus provision and the means to prevent local rat running), pedestrian and cycle connections both within the site and to surrounding local settlements, provision of neighbourhood centre with co-located early years and childcare facility, and on-site open space are all shown within the masterplan. These infrastructure undertakings are mainly acknowledged at this stage because they have a bearing over masterplanning.
- 3.13 There will be other requirements, such as affordable and specialist housing, self/custom build housing, local healthcare, local highway improvements, etc. which do not have a bearing over masterplanning, but which will form part of the development and will be considered further as part of the outline planning application. These references to potential planning obligations are not to be taken as exhaustive.
- 3.14 During the course of consultation, the NHS has engaged with officers and the developer on provision of additional local healthcare capacity either in the local area or on-site. The delivery of local healthcare services is managed by the NHS and their decision on where services should be placed is being considered by them in light of their emerging strategy, but their remains sufficient flexibility in the masterplan to accommodate healthcare provision on site if the NHS decides that is the best approach. The neighbourhood centre is to be a community-focused area of the development which can be adapted at a later stage of the planning process. The discussions with the NHS are ongoing.
- 3.15 Sustainable design and construction objectives will be adhered to. This is achieved through a fabric first approach but does not rule out the use of community heat and power systems, for example, for which space within the development will need to be provided. Whilst this information could be incorporated at masterplanning stage, the absence of such facilities in this masterplan does not rule out the inclusion of community systems or other sustainable living/sustainable power generation measures on this site to meet the Council's objective of reaching a net carbon zero position by 2030.

4. Public Consultation – Main Issues (masterplanning)

Issue	Response
<p>How is the hospital access road delivered?  <i>Various queries about how it connects with the hospital internal road network, who provides it, at what stage of the process is this provided, etc.</i></p>	<p>The masterplan now more clearly shows the continuation of the route via Puddings Wood to connect into the hospital internal road network. Clearer language is used to demonstrate it is Bloor Homes' obligation to provide the new hospital access road from Blasford Hill to connection with hospital internal road network. Definitive timing of works will be for agreement under the terms of a s.106 Agreement, but the masterplan demonstrates intent to deliver this new access road early in the construction programme.</p>
<p>Woodhouse Lane closure  <i>Unclear what is being proposed as three options have been presented, comments on the attributes of the road closure which vary depending on where respondent lives along Woodhouse Lane</i></p>	<p>It is a necessary part of delivering the new hospital access road that closure is introduced to Woodhouse Lane and routes redirected over the new development access infrastructure. Everyone supports closure of Woodhouse Lane junction with Blasford Hill in some form and all want to avoid rat running via the narrow country lanes. The masterplan has removed the options drawings and now presents a workable proposal which facilitates the new hospital access and prevents rat running.</p>
<p>Local land ownership matters  <i>Some areas of masterplan remain in separate ownership and need consideration as such</i></p>	<p>Any use-specific designations have been removed from these areas, but masterplanning principles remain to guide development on those parcels.</p>
<p>Woodland buffer to the west  <i>Wider zone and more densely tree planted</i></p>	<p>The masterplan has not been amended in light of these comments. The width of landscape belt balances the need for arboricultural/ecological mitigation and compensation with the site's ability to deliver 450 new homes. Detailed planting specification will be agreed at detailed planning stage (e.g. reserved matters).</p>
<p>Impact on Puddings Wood</p>	<p>Rationale for hospital access road alignment is explained earlier in this report.</p>
<p>Loss of natural habitat</p>	<p>A clearer commitment to achieving net biodiversity gain is stated in the masterplan. Ecological assessment has informed masterplanning from the outset.</p>

<p>Long range views to the development <i>Views out of the valley, views from the farmland plateau, site topography</i></p>	<p>The masterplan has not been amended in light of these comments. The scale range of the development is 2-3 storeys and taken with the extensive boundary planting as proposed, local built context and variation in local topography the need to further masterplan for longer range views is not necessary.</p>
<p>Local healthcare provision</p>	<p>Discussions with the NHS are ongoing. Should they conclude that on-site healthcare provision is required, this would involve the adaptation of the neighbourhood centre area which has limited masterplanning implications.</p>

## 5. Delivery and Phasing

- 5.1. The masterplan sets out an indicative phasing strategy. This will be subject to future evolution, but it provides a basis of understanding at masterplanning stage of how the development can come forward
- 5.2. The masterplan describes housing delivery over three phases with a duration of around 5 years to complete the build. An intention to deliver the access road across the site and into the hospital at an early stage in the development is stated.

## 6. Further Considerations

- 6.1. An Independent Design Review shall be undertaken by Essex Quality Review Panel in the intervening period between Chelmsford Policy Board and Cabinet meetings. This verification of the masterplan allows for an independent sense-check and the outcome of the review will be considered by the Director of Sustainable Communities as part of the process outlined in the recommendations of the report.
- 6.2. As stated at the recent Member Presentation, Bloor Homes will more extensively explore what sustainable construction methods, energy efficiency and other sustainable development initiatives can be incorporated into this development in accordance with the emerging Making Places Supplementary Planning Document. This will begin now but will continue into the next stages of planning.

## 7. Conclusion

- 7.1. The masterplan demonstrates how the requirements of the Local Plan will be delivered on this site.

- 7.2. 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.
- 7.3. The masterplan is presented to Chelmsford Policy Board with recommendations that it be referred to Cabinet for approval subject to the inclusion of any further necessary changes with acknowledgement of those Further Considerations as listed.
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**List of appendices:**

Appendix 1 – Masterplan

**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 new Local Plan and emerging 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

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**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

24/08/2020

Revision A

## **Essex Quality Review Panel: Land North of Broomfield, Chelmsford, Essex**

*Confidential in advance of a planning application*

Chair: Noel Farrer

Panel Members: Andrew McDonald, Jas Bhalla, Michael Chang, Tom Gwilliam

Panel Manager: Chris King

Panel Admin: Adam Fall

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### **Land North of Broomfield Site**

Architects: Barton Willmore

Clients: Bloor Homes

### **Panel Description**

The Essex Quality Review Panel (EQRP) were appointed to undertake a review of the strategic growth site for the residential led scheme north of Woodhouse Lane, Broomfield, Chelmsford, Essex. The proposal includes 450 new dwellings and circa 3000sq. metres of employment space, covering 28 hectares of land.

The following report summarises the Panels comments and recommendations made during the review session held on Thursday 30<sup>th</sup> July 2020.

### **General**

The Panel would like to thank the design team for a clear and cohesive presentation. They recognise this is a challenging site and appreciate that considerable work has been undertaken to develop the proposals to their current stage. As an overview, the Panel considers there to be a number of elements of design that will require further review and development as this masterplan develops overtime, as well as some consideration towards the sustainability and longevity of the scheme. There are now further recommendations and comments made by the Panel to ensure this application continues to proceed positively and achieves greater design quality standards.

The following topics were discussed during the review session. The Panel recognised that some topic areas have been or are to be addressed. These comments are for guidance purposes only.

### **Site Access & Connectivity**

The Panel appreciate that this is a very challenging site with limited opportunities for access points into and out of the development. Despite this, however, there are a number of suggestions from the Panel that is considered would vastly enhance the current access and connectivity strategies on site.

The spine road presents a dual function route with many challenges, and not making this road an issue over severance with built-up areas on either side of the carriageway will be key. It is considered that first priority should be given to the experience of pedestrians and cyclists along the spine route, and that linkage for this type

of alternative or 'active' travel should be embedded within the first phasing of the site. This is to ensure that the first residents to move into this development will be accustomed to these connections and establish them as their main routes of travel. It is also felt by the Panel that there is no need for private vehicles and other travel measures to run parallel along the entire duration of the spine road. It is considered that the directness of this route would be suitable for pedestrians, cyclists, public transport, emergency vehicles, etc. creating a prioritised route for sustainable travel, whilst private vehicles could be directed away from this route into diverging secondary roads away from the central passageway. This would also reduce the need for speed mitigation measures on site, such as raised tables and chicanes, as the reduction in vehicle speeds will be intrinsic to the road layout of the masterplan; as speeds would gradually reduce through the nature of the narrower and less direct secondary roads.

It is considered there are further opportunities on site to enhance user experience along the pedestrian and cycling routes, so that they can form the primary movement network and social gathering points for local residents and visitors. A new access point at the south-eastern corner of the site, where the site borders the main road, would be an ideal opportunity to create a walking and cycling route from the site boundary leading directly towards the neighbourhood centre, encouraging more people to take advantage of these connections. Consideration into surface materials will also be important to ensure attractiveness and longevity standards are maintained all year round. Additionally, it is considered that the two isolated residential blocks to the south of the reservoir would also have better connections to the rest of the development, as a result of this diagonal route cutting through site at this location.

There are concerns from the Panel over access to the wider amenities and networks on site; they would like to see more dedicated cycle routes within the wider transport network that will direct people to the main destinations and amenities on site. The requirement of creating desirable and attractive links to the local shops and amenities will be really important for the success of this scheme, including the appropriate use and placement of wayfinding signage. It is considered that these elements are currently too far apart and do not feel accessible or belonging to this community. The nature of this development as a destination with a single access road means that local residents would be more likely to drive elsewhere to access these amenities and/or facilities. Therefore, a reconsideration of the facilities and amenities provided within the site itself to meet demands of day-to-day life, along with greater walking and cycling networks to these destinations will ensure that this development does not become a car dominated area and improve user safety and experience.

### **Sustainable Design**

It was highlighted by members of the Panel that Broomfield Hospital represents a huge energy 'anchor' for the local area. It is important to consider developments such as this as a net zero-carbon zone, in terms of encouraging alternative travel use, utilising renewable energy sources within the site itself or exploring the viability of decentralised systems for the greater neighbourhood. It is encouraged by the Panel to engage with the NHS Trust sustainability team and coordinate with their proposals for future energy uses and wider sustainability goals. It will be vitally important for this scheme to align any future strategies of sustainability alongside to those of the NHS estate which would see greater positive impacts brought to the long-term objectives that this development should aim to achieve, in terms of a zero-carbon community and mass utilisation of sustainable energy.

It is understood that sustainability is not a main consideration at this early stage of the masterplan, however, it is still important to develop a sustainability framework to be embedded within the design principles for the site masterplan. Consideration as to how sustainability might be addressed, as well setting renewable energy and energy efficiency targets for buildings, will be important for the overall viability of the site in terms of its energy consumption and identifying its peak loads on the local electrical grid. A development of this magnitude with approximately 450 homes will have an impact on the local grid infrastructure, and so consideration into these measures of consumption and loads will allow for more flexibility into the energy system, as well as feeding into renewable opportunities on site, such as; using the reservoir water to generate an alternative power source, and integrating PV panels and renewable technologies on residential dwellings themselves.

Lastly, the masterplan should set out how parking spaces transition away from highly concentrated parking areas to dispersed parking courts, as well as other less concentrated forms of parking management towards the

central green corridor on site. It is also recommended to be more concise on how changes of these spaces into alternative uses in the future will provide benefits to the local community, in particular with the site in such close proximity to the hospital and hospice.

### **Health and Wellbeing**

There are a number of health and wellbeing principles that need to be considered for this scheme to ensure it meets the required design quality standards, including those set out in the Livewell Development Accreditation scheme. It is important to recognise that Broomfield Hospital presents a huge asset to the local area with a potentially significant key worker workforce, however this development currently feels rather disconnected at this point in time. Discussions with the local clinical commissioning group (CCG) and NHS Trust over how the local hospital can relate to this development and vice versa would be hugely beneficial in incorporating healthy spaces for all round use. There are some modern examples within the UK of housing developments of this size, that anchor their communities to local hospitals as a key asset for increased communal activity, healthier retail offer and usage of public spaces. As a result, it is recommended to review opportunities of strengthening and complementing connections and community uses by tying in the neighbourhood centre to the local hospital.

As stated above, connections with the existing local built context will be very important for this development. Inclusions of shared spaces at key entrances into the site would help in creating a more welcoming entrance for external visitors. A key example for this is at the south-western corner of the site adjacent to the hospital; NHS workers could use these spaces to relax within an outdoor setting before travelling back to work, people visiting family members in hospital to get fresh air, or use of open spaces as outdoor waiting zones, etc. would all be beneficial to the local community and increase the permeability of the site to external neighbourhoods.

There is potential within the internal network of streets and footpaths on site to incorporate a series of 'exercise trails' in accordance with healthy living principles, and linking these routes to the hospital; there is evidence in faster rates of recovery and improvement in health through increased exercise and access to open green spaces. Additionally, it is believed there are some allotment plots located to the east of the site boundary, however it is not clear within the masterplan as to what connections are proposed for this. It is considered more could be done within the masterplan to give greater precedence to the use of the allotments and, engaging with local and/or council departments to support educational programmes on healthier eating to residents, which would help in bringing communities together and appreciating the local landscape.

In terms of the planning application coming forward in the future, it would be recommended for a health impact assessment to be carried out to ensure that the development will conform to the required health and wellbeing standards for Essex and meet local health and wellbeing needs.

### **Built Forms and Placemaking**

Whilst it is understood by the Panel that this masterplan is still at an early stage and has not reached the close level of detail of built forms and placemaking, there are still some important points to consider for this scheme moving forward.

Given the high levels of car ownership that is anticipated will initially be seen on site, it is recommended to consider from an early stage the broad dimensions and configuration of residential blocks, to ensure that suitable areas of internal parking courts as well as opportunities for a hybridised system of car parking are well integrated into the site. This would mitigate the impact of creating large tarmacked parking zones alongside green edges and proposed woodlands and consider the blending between green spaces and the built form.

It is suggested a boundary analysis of the site would help in identifying opportunities for new residential spaces to be brought closer to the existing road network (Woodhouse Lane), as some blocks will have access to internal courtyards at the rear, with walking and cycling access relating to the frontage treatment of these buildings coming off the main road. This would start creating active frontages on both sides of these buildings and draw more activity into the green spaces along these edges.

The Panel also feels that a main reason for the lack of quality of placemaking has been caused by the way the residential blocks are currently drawn on the masterplan; the curvy, sinuous nature of the blocks do not seem to resemble the character of the existing residential blocks found within the village of Broomfield. By applying more of a village character into the formation of the blocks such as creating micro spaces and approaching the design from a smaller human-scale would help the scheme in terms of achieving a modern interpretation of an Essex village. It is understood that it is early for this level of detail to be shown within the current masterplan stage, however it will be vitally important to consider these design elements moving forward, and should be embedded within the early thought process and design development of residential plots and public spaces. It is also important to understand that this scheme coming forward isn't seen as a development in its own right, but instead embedded within the place it sits, by making itself available to not just the people in the hospital, but also the wider community and residential areas that are not blessed with the same level of open space as seen within this masterplan.

### **Public Open Space/Landscaping**

The landscape led design strategy to this masterplan is welcomed by the Panel and will become a key driver for this masterplan as it moves forward into a more detailed level. There are, however, some opportunities for enhancing the provision of open green space and landscaped connections on site.

As was seen during the presentation, there are some existing examples of natural woodland pockets in close proximity to the north and south of the site – Sparrowhawk Wood and Puddings Wood – which provide key areas for local ecology to thrive within a developed area, as well as giving precedence as to what this application site once was in terms of a location of high biodiversity and strong ecological value. As these areas have been separated and their sizes diminished overtime, there is an opportunity within this masterplan to reconnect these key spaces and create a strong corridor of urban woodland running through and beyond the site boundary. It is recommended for the western green space on site to be much thicker, as a result, to at least 50 metres wide in order to be considered as a woodland with high biodiversity potential and connectivity.

Furthermore, there are some concerns with the Panel over the setback distance of buildings from the main road, in particular on the roundabout entry to the site, where the Panel suggests further review into the junction design at this location on the south-eastern corner. There will be challenges on making this a usable green space, and some alternative strategies such as incorporating a village green style layout may be more suitable in achieving a higher quality level of amenity space. It is understood that the proposed green buffer has been included in order to mitigate impacts of urban sprawl and distinguishing this development from existing neighbourhoods, however, it is also important to consider providing areas of social value for local residents and visitors within this green buffer, along with the connected pedestrian/cycle routes to ensure it does not become an unusable social space along the southern boundary of the site. Additionally, there is a secondary green corridor leading to the south western residential blocks of the masterplan which appears to terminate prematurely. It is recommended to review this strategy and carry this corridor further to connect to the green edge along the southern boundary, bringing more ecological value and connectivity on site.

In terms of the phasing programme of the development moving forward, it is agreed across the Panel that the landscape components of the masterplan cannot realistically work phase-by-phase and need to be established early within the first phases of deliverance. This is to ensure that the first people to move into the site would be able to appreciate and establish relations with key landscape elements, such as the western woodlands and series of open spaces and reservoir, and set up the culture of a landscape led scheme to be carried through once further phases come to fruition within the masterplan.

### **Summary**

As an overview, the Panel consider this to a scheme with many challenges, but also presented with many opportunities to enhance the living experience for new and existing residents in the local area.

It is felt across the Panel that this development currently feels slightly detached from external settlements and communities based in the area, such as Broomfield Hospital, largely down to the nature of the singular main route into and out of the site. Opportunities in creating enhanced pedestrian and cycle access points across

different sections of the site would be beneficial in increasing connectivity and networks to wider amenities. As mentioned within this letter, the hospital presents a great opportunity for the connectivity of people between the two land uses, as well as creating a culture for local residents and hospital workers/visitors to enjoy a series of open spaces and active routes together. The walkways illustrated around the masterplan, in particularly those connecting to the local woodlands and water features, could be used much more effectively in terms of directing external visitors and local residents to these amenities, giving further opportunities to integrate this development into the local area.

The thoroughness of the landscape components is strong and welcomed by the Panel as an overarching strategy for the masterplan, and the placemaking narrative of these elements should begin to shape the development and its built components moving forward. The masterplan must reflect the nature of the existing settlements through its culture, heritage, art, built context, and local demographics. Lastly, an understanding of the community and their ways of living, appreciating the local character and wider qualitative placemaking characteristics of Broomfield, would also help to start form the principles of design for this masterplan that will attract people to experience and enjoy this place of living.

The Essex Quality Review Panel would be happy to engage with the application further should the above comments and observations be developed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Noel Farrer', with a long horizontal flourish extending to the right.

Noel Farrer  
Panel Chair

## Chelmsford &amp; Central Essex RSPB Local Group

Mr Stuart Anderson  
145 Chignal Road  
Chelmsford  
Essex  
CM1 2JD

Planning Development Management Services  
Chelmsford City Council  
P.O.Box 7544  
Civic Centre, Duke Street,  
Chelmsford  
CM1 1XP

13 July 2020

Dear Sirs

**PUBLIC CONSULTATION – MASTERPLAN SUBMISSION FOR STRATEGIC GROWTH SITE 8 Ref:  
20/00001/MAS, NORTH OF BROOMFIELD**

I am writing on behalf of the Chelmsford and Central Essex RSPB Local Group that has some 350 members of the RSPB, most of whom live in the CM and adjacent postcode areas. The Royal Society for the Protection of Birds (registered charity no. 207076) exists to give nature a voice, protecting birds and other wildlife and their habitats.

### **CHELMSFORD LOCAL PLAN**

The **STRATEGIC GROWTH SITE POLICY 8 – NORTH OF BROOMFIELD** sets out the vision for around 450 new homes of mixed size and type to include affordable housing. Within a section titled “**Historic and Natural Environment**” it includes the following bullet points:-

- **Create a network of green infrastructure**
- **Provide suitable SuDS and flood risk management**
- **Ensure appropriate habitat mitigation and creation is provided**

The Chelmsford Local Plan paragraph 7.296 states “Layout should incorporate compensation measures for landscape impact from the development including lower dwelling densities, appropriate tree and hedge planting along the countryside edges and green buffers. Green buffers will be required to protect the amenities of neighbours including adjoining residential properties, Farleigh Hospice and King Edward Grammar School (KEGS) playing field. The nature conservation value of Puddings Wood Local Wildlife Site to the south of the development must be considered and form part of a strategic approach to conserving the natural environment and mitigating the impacts of development. Where the new link road affects Puddings Wood, compensatory measures which replace and provide additional net habitat must be provided as part of the new development.”



The RSPB is a member of BirdLife International, a partnership of conservation organisations working to give nature a home around the world.

Paragraph 7.297 states “Layout should also positively use existing topographical, heritage, ecological and landscape site features such as established field boundaries, mature trees and vegetation, and on-site and nearby Local Wildlife Sites.”

Paragraph 7.298 states “A Critical Drainage Area (CDA) has been identified in the Broomfield area. This site may have the potential to impact on the CDA in respect of surface water flooding. As a result of this, the site is likely to require an individually designed mitigation scheme to address this issue.”

Paragraph 7.299 states “The development is expected to promote the highest standards of design to ensure inclusive and high quality buildings and spaces. This shall include a comprehensive and coherent network of green infrastructure, formal and informal recreation and community spaces. The development is an extension of the existing village of Broomfield so must remain sympathetic to the character of that settlement and respond to its direct abutment to the open countryside.”

## **EXTRACTS FROM BLOOR HOMES MASTERPLAN SUBMISSION – APRIL 2020**

### **Bloor Homes Masterplan Considerations**

- The approach to incorporating ecological features needs to be incorporated as part of the green infrastructure strategy.
- Opportunity to enhance biodiversity by planting new trees and vegetation within and around the edges of the Site, including green corridors.
- Planting to the western boundary provides the opportunity to create a habitat corridor linking Puddings Wood to the south with Sparrowhawk Wood to the north.
- Integrate existing network of ditches and reservoir as a natural drainage solution into the proposed drainage strategy.
- Consider the approach to long term management of the grassland area within the south eastern corner and surrounding the agricultural reservoir as part of the landscape strategy.
- Deliver Biodiversity Net Gain by retaining and enhancing where possible existing trees and hedgerows, with additional landscape planting as part of extensive provision of public open space.
- Consider the potential for new buildings to contribute, for example by incorporating bird and bat boxes and other biodiversity enhancements.
- Public green spaces to help mitigate recreational disturbance in the context of mitigation as on site public space is unlikely to be considered full mitigation of recreational disturbance (RAMS).

### **Bloor Homes Site Considerations**

#### **Arboriculture & Ecology**

- The layout should mitigate the presence of high quality trees, particularly the on-Site TPO’s, meaning where feasible the development proposals are shaped to retain them.
- Retain the main hedgerow running north south through the Site as a key structuring feature, limiting breaks where possible.

- There is an opportunity to provide additional trees and vegetation across the Site, improving its character and enhancing biodiversity.
- There is an opportunity to enhance the boundary planting, for example along the western boundary, which is mostly open at present, the northern boundary to limit long range views and the south to buffer the rural lane character.
- The hedgerow to the south of the agricultural reservoir is classified as low quality (Category C) and hence on balance could be removed to facilitate development.
- The approach to incorporating ecological features needs to be incorporated as part of the green infrastructure strategy.
- Opportunity to enhance biodiversity by planting new trees and vegetation within and around the edges of the Site, including green corridors.
- Planting to the western boundary provides the opportunity to create a habitat corridor linking Puddings Wood to the south with Sparrowhawk Wood to the north.
- Integrate existing network of ditches and reservoir as a natural drainage solution into the drainage strategy.
- Consider the approach to long term management of the grassland area within the south eastern corner and surrounding the agricultural reservoir as part of the landscape strategy.
- Deliver Biodiversity Net Gain by retaining and enhancing where possible existing trees and hedgerows, with additional landscape planting as part of extensive provision of public open space.
- Consider the potential for new buildings to contribute, for example by incorporating bird and bat boxes and other biodiversity enhancements.
- Public green spaces to help mitigate recreational disturbance (RAMS).

### **Bloor Green & Blue Infrastructure**

The approach to the delivery of a comprehensive green and blue infrastructure across the Site is underpinned by the following principles:

- A network of swales and attenuation features shall embrace best practice to treat, convey, store and discharge water to green field run-off rates.
- The reservoir shall be retained and re-imagined as part of a new multifunctional public green space connected with the wider green infrastructure network and other green space within the Site.
- The tree and hedgerow line associated with the existing public right of way shall be retained and enhanced as part of widened green corridor linking the semi improved neutral grassland with Sparrowhawk Wood.
- The grassland area located in the south east corner will be retained and enhanced for wildlife, biodiversity and utilised for onsite attenuation.
- Enhance the planting along the southern and western boundaries linking the smi-improved grassland with Sparrowhawk Wood.
- Integrate development parcels with green spaces through street layout/design.
- Incorporation of village greens into the green network to reflect local heritage.
- Green space and planting to Blasford Hill to help maintain separation between Broomfield and Little Waltham.

- The proposed development seeks to provide biodiversity net gains in accordance with Policy S11 and NE1 of the Council's adopted Local Plan. The landscape strategy identifies substantial areas of landscaping which will provide biodiversity net gains within the site.
- Mitigate the impacts of new roads.

**The Indicative Landscape Framework Plan is attached as Figure 1**

### **CHELMSFORD AND CENTRAL ESSEX RSPB LOCAL GROUP COMMENTS**

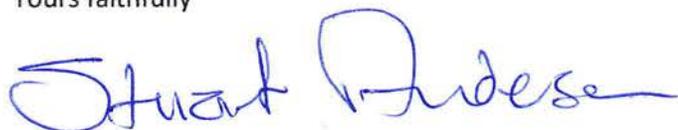
We welcome the proposals set out above in the Masterplan proposals regarding Arboriculture & Ecology. They do follow the principles set out in the Local Plan and in National Guidance. However we suggest some additional items be included within the proposals:-

- A dry culvert be installed beneath Broomfield Road, together with appropriate fencing, in the north eastern corner of the site to encourage mammals to travel beneath the road rather than over it to access land to the east.
- Similar culverts be installed where the spine road crosses the green corridor in the centre of the site as shown on the Indicative Landscape Framework shown below.
- Wildflower verges planted within the overall landscape, adjacent to formal play areas and in appropriate places alongside roads.
- Lighting should be designed to avoid unnecessary disturbance to wildlife.
- Renewable energy and water recycling incorporated within the new houses.
- Street trees incorporated.
- Trees, hedgerows and water habitats incorporated within the housing development.
- It is noted that an internal hedgerow may be used. It would be helpful if any timber is to be cut up that they form log piles within the wildlife corridors.
- Permeable driveways to help reduce water runoff.
- Interpretation panels to help residents to understand their environment and wildlife.
- Bird boxes, bat roosts designed into new buildings.
  - Specific bat and swift bricks are available from Ibstock Brick Ltd and can be used in the construction process. These should be placed on northerly facing walls. As many houses will not have north facing walls it is recommended that at least 2 swift bricks per property are installed. Details are illustrated in the Ibstock Technical Note shown in **Appendix 1**.
  - Readymade nest cups suitable for house martins are also available. These should be ideally placed in small groups. Do not place above doors or windows and a shelf fitted beneath can minimise mess. Details are illustrated in **Appendix 2**.
- Wildlife permeable boundaries to gardens to allow corridors for reptiles, hedgehogs and other mammals. More information is available at <https://www.hedgehogstreet.org/hedgehog-friendly-fencing/> Pictures are illustrated in **Appendix 3**.
- A long-term fund needs to be established for future long-term maintenance within the development and enshrined into a S106 Legal Agreement.

Although not directly included within the Site but on adjacent Hospital land, we are concerned about the impact of an access road passing through Local Wildlife site Ch166 Puddings Wood. This woodland is located within the Broomfield Hospital complex and exhibits a varied canopy and shrub layer structure. Ash (*Fraxinus excelsior*), Field Maple (*Acer campestre*) and Hazel (*Corylus avellana*) are all found as coppice while Pedunculate Oak (*Quercus robur*) is prominent as a high canopy standard tree. Hawthorn (*Crataegus monogyna*) and Elder (*Sambucus nigra*) are frequent components of the shrub layer. Amongst the ground flora, Wood-sedge (*Carex sylvatica*) is frequent throughout the woodland, but in particular close to the small wet ditch within the site. Other ground flora species recorded include Primrose (*Primula vulgaris*), Bluebell (*Hyacinthoides non-scripta*), Three-nerved Sandwort (*Moehringia trinervia*) and Barren Strawberry (*Potentilla sterilis*).

Before the position of the spine/ hospital access road is finalised we consider it necessary to undertake a very detailed tree survey so the full impact can be evaluated. If it is necessary for the access road to pass through the wood then perhaps a route can be chosen to minimise any impact on the wood. Compensatory woodland planting may be appropriate together with preservation and re-use of the top soil layer and leaf litter from the woodland floor.

Yours faithfully



Stuart Anderson

For and on behalf of Chelmsford and Central Essex RSPB Local Group

Figure 1 – Indicative Landscape Framework





## APPLICATION & CONSTRUCTION ECO HABITATS **BATS AND SWIFTS**

### ECO HABITATS FOR BATS

In the UK there are 17 species of bat, all of which are protected by law. Ibstock's range of bat boxes helps to encourage safe habitats for these remarkable mammals allowing them to live in harmony with people.

#### FREE ACCESS BAT BOX

This is a single brick, 215x102x65mm, available in any of Ibstock's brick range, with a void allowing bats to enter the cavity of a building. The brick is positioned into the outer skin of brickwork as normal with the aperture at the bottom. The shoulders of the brick should sit on mortar but where the aperture is situated no mortar should be present to impede the aperture height.

Consider where bats could get to once inside the cavity. They cause no damage but some species prefer hanging from timbers, some need some flying space. Ideally this entrance brick can be used in outbuildings however with careful consideration, there is no reason why bats cannot live in a building designed to maintain airtightness but allow space for bats to shelter.

Bats tend to hibernate between November and March so a quiet environment during this period is required.

#### ENCLOSED BAT BOX

This is designed specifically for the Pipistrelle bat. Pipistrelles are crevice dwellers and this design replicates the type of environment they would head for in nature.

Available in all brick types in the stretcher bond design, or can be a single block in red, blue or buff with the option of a bat motif (more to warn us of the possible inhabitation by a bat rather than a guide to the bat its-self).

Sizes available are 215 x 215mm or 215 x 290mm (215 x 290mm pictured).

The front cover is mortared into place so the unit is not intended to allow inspection. Opening a bat box is inadvisable in case of inadvertently harming the inhabitants.

Bats do not like draughts so the sealed design of the box is ideal. Place 4 or 5 metres from ground level close to trees or hedgerow as bats prefer to enter their nest under relative cover. They can also use these for echo location. However the approach to the box should be clear of obstacles such as ivy, tree branches etc.



Two to four boxes should be close-by but facing different directions to make the most of different temperatures dependent on time of year. Bats like constant temperature and humidity. Positioning to avoid prevailing wind and rain should be considered.

For further information on encouraging and living alongside these remarkable creatures contact the Bat Conservation Trust.

### ECO HABITATS FOR SWIFTS

Swifts come to the UK for just a few months each summer from Central and Southern Africa. Despite legal protection their numbers are declining. Since Roman times they have made their homes in man-made buildings however they are finding it increasingly difficult to find nest sites in modern or refurbished buildings due to the effective sealing of the eaves.

Swifts often bond at a year old but only start nesting at four. They pair for life and will return to the same nest site year on year. The oldest recorded swift was 21 years old according to the RSPB.

With advice from The Swift Conservation organisation and designed by a swift colony owner and expert the Ibstock Swift box has been designed to accommodate swifts unusual nesting requirements.

## APPLICATION & CONSTRUCTION ECO HABITATS **BATS AND SWIFTS**

The Ibstock Swift box is not intended to open for inspection. There is no need to maintain or clean the nest boxes. Historically swifts use the same place for years and the cleaning of their nests by humans is not required. Other creatures such as moths will eat insects or detritus from the nest. Faecal matter is disposed of by the parents during their care of the chicks. Never disturb the birds while nesting as it will encourage them to desert the nest and chicks.

Swifts like company so a few boxes clustered together is ideal for them. They need to be at least 5 m from the ground just under adequately overhanging eaves so they are never in direct, strong sunlight. It is also not advisable to have the flight path obstructed by trees or have anything growing up the house near the boxes as predators can use it as a climbing frame.

Swifts drop into the air on leaving the nest box so placing it on a single storey building is inadvisable.

Ideal positions are North, North East or North West. Southerly facing walls can heat up too much in the summer even with the protection of the eaves.



The aperture for the swift box must always be positioned near the bottom. Chicks will congregate around the aperture close to fledging, stretching their wings in readiness.

The unit can be mortared into the external leaf of a cavity wall and is sized at 326 x 140mm, a brick and a half long and two bricks high for bonding with the rest of the brickwork. The box is 140mm in depth so will extend into the cavity. It is recommended a cavity tray is fitted above.

### GENERAL TECHNICAL ADVICE

For all of the Eco-habitats the mortar mix should be the same as the surrounding brickwork. Generally a Mix 2 or Mix 3. Ibstock's Technical Helpline can advise on selecting the most appropriate for the selection of brick and location.

Mix 2	Mix 3
1 part Portland Cement	1 part Portland Cement
1/2 part Lime	1 part Lime
4 1/2 parts Sand	5 or 6 parts Sand

Fully fill the bed joints and perpend with mortar and do not use recessed mortar joints.

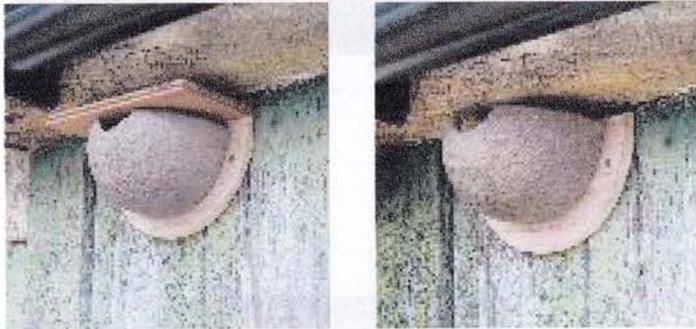
The bricks on bat box design 'B' can be pointed at the same time as surrounding brickwork to maintain consistent mortar colour.

With the correct selection of mortar and placement of the unit no further maintenance is required, so just sit back and await the arrival of your new neighbours.

Although the instructions contained in this publication and any other information published by Ibstock Brick Ltd are believed to be accurate at the date of publication, they are strictly for guidance only and Ibstock Brick Ltd accepts no liability in relation to their use or for any losses, howsoever caused. You are responsible for taking all reasonable steps to ensure your use of the product conforms to all applicable health and safety requirements from time to time. If in doubt, please consult appropriately qualified persons. All products sold by Ibstock are sold subject to Ibstock's Terms and Conditions of Sale, a copy of which is available on request.

## Appendix 2

### House Martin Cups



#### House martin nest cup - terracotta

High-fired terracotta nest cups made to the precise dimensions of nests built by house martins, including entry hole.

- Securely fixed to sturdy FSC® certified timber backboards for easy installation and end-of-season cleaning.
- With (optional) roof, so it can be easily installed at a number of locations.
- **Dimensions:** 12 x 23 x 13cm

#### Siting Advice

House martin nests should be sited on the wall directly under the eaves of a house, preferably out of direct sunlight and rain. North or east facing walls are ideal. However, nests facing other directions are still likely to be used. It is important that the nest is situated high enough for the birds to launch and fly away comfortably. If you have several house martin nests, then group them together for best results.

**Appendix 3**

**Hedgehog Friendly Fencing**



07 August 2020



Neil Jordan  
Planning & Development Management  
Directorate for Sustainable Communities  
Chelmsford City Council

BY EMAIL ONLY

Dear Mr Jordan,

**Application:** 20/00001/MAS

**Proposal:** Masterplan for around 450 new homes, neighbourhood centre, early years and childcare facility, local open space and associated access and highway infrastructure including a new access into Broomfield Hospital

**Location:** Strategic Growth Site North of Woodhouse Lane Broomfield Chelmsford Essex

Thank you for consulting us regarding the above application, in respect of which we would like to submit the following comments:

- Recommendations for ecological enhancements
- Recommendations for swift conservation
- Object to proposal for new hospital access road through Puddings Wood

#### 1. Our recommendations

We broadly accept the principles and proposals for Ecology as presented in the Masterplan Framework. In addition, the following details should be included:

- Mammal underpasses should be included at strategic locations within the internal road network to allow the safe movement of wildlife.
- Wildflower verges should be incorporated along the new internal road network wherever possible; these should be safeguarded by an appropriate long-term management plan
- Ornamental landscape planting should be designed to be of value for wildlife and preferably of local provenance
- We welcome proposals to enhance existing hedgerows; the aim should be to create a richly diverse hedgerow network comprising a range of native species
- Boundaries of residential gardens should be permeable to wildlife and allow the free movement of hedgehogs and other wildlife species
- The built environment should incorporate integral features of benefit to wildlife, including bat boxes or bat tiles, swift bricks, starling boxes and house sparrow terraces.

## 2. Legislation and Policy guidance

Under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, public bodies have a duty to protect and enhance all biodiversity. This is supported by the National Planning Policy Framework (NPPF) 2018 in paragraph 175d:

*When determining planning applications, local planning authorities should apply the following principles: .....opportunities to incorporate biodiversity improvements in and around developments should be encouraged.*

## 3. Swifts

We wish to draw particular attention to the worrying conservation status of the swift, the growing public interest and the urgent action needed to prevent further losses by providing suitable nest sites in new developments. Biodiversity continues to decline in the UK and swifts are just one species suffering as a consequence. The UK Government's ambitious target to build 300,000 homes per year presents an opportunity for effective mitigation and compensation for the continual loss of existing swift nest sites.

Many local authorities now include swift nest site provision in Local Plans and Supplementary Planning Guidance documents. One of the first to do so was Exeter City Council (Exeter City Council 2010) and other authorities around the country have followed suit, for example the Local Plans for the London Boroughs of Hackney and Islington require swift bricks to be used in many new developments.

We therefore advise that the new Broomfield development should provide biodiversity enhancements targeted for the benefit of swifts; this should take the form of integral swift nest bricks incorporated into the fabric of the new dwellings.

## 4. Guidance on provision of swift nest bricks

We advise that the following key recommendations should be incorporated:

- Integral swift bricks are the preferred option on new housing developments. Nest boxes suitable for multiple species such as swift nest boxes will help more species (although birds of any kind are good for people's health and wellbeing, budgets should be targeted at species that need help).
- Use data from mapping tools together with ecological survey work to assess likely impacts on swifts; implement effective mitigation by installing enough swift boxes in the correct location and position.
- Swift nest boxes should be fitted in clusters of 2 to 4 on gables and near the roofline where swifts would naturally look for a potential nest site. They should be installed at a minimum height of 5m above ground level. The aim should be to provide an equal number overall of nest sites and residential units (i.e. a residential development comprising 50 units should support an overall total of 50 swift nest bricks).
- Ensure swift bricks have a minimum of 5m clearance in front of them (i.e. no obstructions such as trees) and avoid locating them above doors and windows.

- ‘Tool-box’ training and on-site supervision is essential to ensure swift bricks are fitted correctly and in the right places.
- Further advice can be obtained from: Essex Swifts ([john\\_smart3@btinternet.com](mailto:john_smart3@btinternet.com)), Swift Conservation, Action for Swifts or the RSPB, who are always available and happy to provide help. Check their respective websites and contact them for one-to-one advice on a project.

It is of key importance that a suitably qualified ecologist, with the correct swift knowledge and expertise, is available to specify the right provision and ensure that it is executed correctly on site by monitoring progress.

## 5. Puddings Wood LoWS

Essex Wildlife Trust **objects** to the proposal to construct a new access road through Puddings Wood Local Wildlife Site (LoWS).

This woodland is located within the Broomfield Hospital complex and exhibits a varied canopy and shrub layer structure. Ash, Field Maple and Hazel are all found as coppice, while Pedunculate Oak is prominent as a high canopy standard tree. Hawthorn and Elder are frequent components of the shrub layer. Amongst the ground flora, Wood-sedge is frequent throughout the woodland, but in particular close to the small wet ditch within the site. Other ground flora species recorded include Primrose, Bluebell, Three-nerved Sandwort and Barren Strawberry.

A Local Wildlife Site designation such as Puddings Wood should always serve as a warning that development is highly likely to be damaging and an alternative location should be sought. These sites are of great significance as core wildlife-rich habitats of substantive nature conservation value. While the network of Sites of Special Scientific Interest (SSSIs) is crucially important, they represent only a small sample of our most important habitats and their species; the SSSI network is selective and not intended to be comprehensive.

It is of vital importance to recognise that Puddings Wood and all the other local wildlife sites across the county represent a major asset, essential to nature’s recovery. They play a critical conservation role by providing wildlife refuges, acting as stepping-stones, corridors, and buffer zones to link and protect nationally and internationally designated sites – improving ecological coherence and connectivity and contributing to a climate resilient landscape. With no statutory status, their only form of protection is through good planning policy and decisions.

Local wildlife sites support locally and nationally threatened species and habitats; they are the essential building blocks of ecological networks and the core from which we can achieve nature’s recovery. Unlike SSSIs, which for some habitats are a representative sample of the sites that meet national standards, LoWS systems are more comprehensive and select all sites that meet the criteria. As a result, many LoWS are of SSSI quality and together with the statutorily protected sites, contain most of the country’s remaining high-quality natural habitat and threatened species.

The NPPF, para. 174 states:

*174. To protect and enhance biodiversity and geodiversity, plans should:*

*a) Identify, map and **safeguard components of local wildlife-rich habitats** and wider ecological networks, including the hierarchy of international, national and **locally designated sites of importance for biodiversity**; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*

*b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*

Regardless of statutory or non-statutory status, it is absolutely paramount that the county's core sites for biodiversity are protected from developmental loss and damage, if we are to avoid a net loss in biodiversity. In considering this, it is crucial to recognise that all components of biodiversity are important, not just formally protected species. We are currently undergoing a catastrophic decline in overall species richness and in population size, density, and range. The aspiration should be to protect, enhance and create diverse, species-rich, ecologically functional habitats that benefit the widest range of species possible and secure the provision of ecosystem services.

This can only be achieved through robust protection of the local wildlife site network and adopting a pro-active approach to habitat creation and enhancement schemes designed to build better connectivity among this core network of wildlife sites.

Thank you for providing us with the opportunity to comment on these proposals. We hope our comments are helpful. Additional information on swifts is provided below in Appendix 1. Please let us know if you require any further information and we will be happy to advise.

Kind regards,

*Annie Gordon*

**Annie Gordon**  
**Landscape Conservation Planning Coordinator**  
**Essex Wildlife Trust**  
**T 01621 862953**



We are the county's **leading conservation charity**, committed to **protecting wildlife** and inspiring a **lifelong love of nature**.

Find out more on our [website](#), [Facebook](#), [Twitter](#) and [Instagram](#).

## Appendix 1 Additional information

The swift is a summer visitor, arriving back in the UK to nest in the eaves of houses, commercial buildings, churches, and older buildings. They return to the same nest every year, establishing colonies that can last for centuries. They eat flying insects including aphids, gnats, mosquitoes, flea beetles, moths, hoverflies and flying ants as well as spiders floating in the air, and they spend most of their life on the wing.

Despite a rapid 53% decline between 1995 and 2016, the swift is currently amber-listed as a Bird of Conservation Concern (BoCC). However, the swift is likely to move from the amber to red list at the next BoCC revision in 2021. In addition, according to International Union for Conservation of Nature (IUCN) criteria the swift is classified as endangered in the UK.

The causes of decline may include a lack of insect food, but nest site loss is a particular problem and is an issue that can be relatively easily addressed. Swifts rely on nest sites in buildings but unfortunately many traditional sites disappear each year through renovation, insulation, and demolition, while new buildings exclude them from the spaces they normally use.

Great advances have been made in the UK over the last decade in our understanding of swift nest requirements, both for the protection of existing nests and provision of new nests. Options are now available for most situations, either 'off-the-shelf' or bespoke. Provision of artificial nest sites has secured or created many local swift colonies both in the UK and in Europe.

For new houses, internal swift bricks are the preferred option. They leave a neat, tidy finish, last the lifetime of the building, and require no maintenance. An integral swift brick is a self-contained unit and prevents access to anywhere else in the roof space. An impartial booklet, *Facts about Swift Bricks*, listing many brands and suppliers can be downloaded from the *Action for Swifts* website <https://actionforswifts.blogspot.com/p/swift-bricks.html>. Unit costs range from £25 to £160 or more. It is preferable to choose a product compatible with UK brick sizes. There are cement-based products, for example the CJ Cambridge System and Schwegler, as well as products made of lighter materials including plastic, for example from Manthorpe and Birdbrickhouses (visit <https://www.nhbs.com/equipment>).

As swifts and sparrows nest in groups, nest bricks should be clustered in suitable areas of the development, two to four bricks per dwelling, resulting in an equal number overall of nest sites and residential units.

Swift boxes can be placed on any aspect of a building, ideally under shade-casting eaves. Avoid locating nest boxes and bricks above doors and windows. Nest boxes should be installed at a height of at least 5m. Ensure a clear flyway of at least 5m in front of nest boxes avoiding obstructions such as trees, including any trees planted in new landscaping that may cause obstruction when mature.

Other species are known to use swift bricks, including starlings *Sturnus vulgaris*, house sparrows *Passer domesticus*, great tits *Parus major* and blue tits *Cyanistes caeruleus*. Whilst numbers of starlings and house sparrows are also declining and will benefit from artificial nest sites, there is the potential for conflict with homeowners because starlings often leave droppings. Starlings can also displace swifts from a nest site, but they can be excluded by ensuring nest entrance holes are no larger than 65 x 28 mm.

It is best to consider providing external starling boxes on trees adjacent to open areas of grassland where they can easily find their insect food. House sparrows and tits will happily use swift bricks as well as sparrow bricks or external sparrow terraces, which swifts cannot use. Sparrows and tits will not generally exclude swifts from a nest site, and their presence in a swift brick may even attract prospecting swifts to use that nest site in future years.

Therefore, other species can be accommodated by providing more swift bricks in a building without this being detrimental to swifts. However, provision of suitable cover in the form of hedges and large shrubs in the vicinity of the nest boxes is of equal importance to house sparrows.

Swifts are long-lived birds and may take several years to find a new nest site. Playing recordings of swift calls can encourage swifts to investigate a site and accelerate the process. Advice on this well-proven technique is available from [actionforswifts@gmail.com](mailto:actionforswifts@gmail.com) or [mail@swift-conservation.org](mailto:mail@swift-conservation.org).



## Chelmsford City Council Cabinet

8 September 2020

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### Revised Statement of Community Involvement

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Report by: Cabinet Member for Sustainable Communities

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Officer Contact: Jenny Robinson, Senior Planning Officer, 01245 606265  
[jenny.robinson@chelmsford.gov.uk](mailto:jenny.robinson@chelmsford.gov.uk)

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#### Purpose

To present feedback on consultation on the Council's Revised Statement of Community Involvement and seek Cabinet approval of proposed changes and adoption of the revised document.

#### Options

1. Approve the proposed changes and adopt the revised Statement of Community Involvement
2. Make further changes to the Statement of Community Involvement for later approval by Cabinet

#### Preferred option and reasons

Option 1 Adopting the Statement of Community Involvement would meet Government guidance to update such documents in response to the Coronavirus outbreak and enable consultation on planning matters to proceed in accordance with it.

## Recommendations

1. That Cabinet notes the Feedback Report on the consultation on the revised statement of Community Involvement.
  2. That Cabinet approves the proposed changes and adopts the revised Statement of Community Involvement, and that finalising of the Statement of Community Involvement and supporting documents for publication is delegated to the Director of Sustainable Communities, in consultation with the Cabinet Member for Sustainable Development.
- 

## 1. Introduction

- 1.1. This report outlines feedback received during consultation on the Statement of Community Involvement (SCI), proposes a small number of minor changes, and recommends that the updated SCI be adopted forthwith. The Feedback Report is attached at **Appendix 1** of this Cabinet report, and the proposed changes are at **Appendix 2**.

## 2. Background

- 2.1. The Statement of Community Involvement (SCI) sets out our strategy for involving the community, interested organisations and statutory stakeholders in planning and development matters which affect them. It covers both planning policy and development management functions and complements Council-wide engagement commitments set out in the *Consultation and Engagement Strategy* and *Our Chelmsford, Our Plan*.
- 2.2. Due to the coronavirus situation, the Council has been unable to meet some of its commitments in the SCI such as holding face to face meetings and placing documents on deposit in public locations.
- 2.3. The Government issued advised on 13 May that an immediate review is made of current SCI documents so that consultation policies can be updated to allow plan-making to continue.
- 2.4. Chelmsford Policy Board was presented with a draft revised version of the SCI at its meeting on 16 July 2020 and approved its public consultation.
- 2.5. Since the consultation was launched, the Government has recently published its White Paper 'Planning for the Future' (6 August 2020). As part of proposed reforms to the planning system, it recommends a number of innovative approaches to

improve the user's experience of the planning system, including interactive Local Plan maps, better digital access for the planning application process, accessible data, and new ways of digital engagement which are accessible to all. The Council will be making a formal response to this consultation.

- 2.6. The SCI includes commitments to greater use of digital and interactive technology, and the Council is actively seeking ways to modernise its consultation methods across all services to ensure accessibility, the widest possible engagement, and best practice.
- 2.7. Individual proposals are not detailed in the SCI due to their different stages of development, but the following are in progress:
  - A self-service system for planning application notifications, in place of notifying neighbours of applications by letter. A programme of engagement is planned to promote this service later this year
  - Digitisation of the Local Plan Policies Map and publication of an interactive online version where users can select an area and view relevant policies
  - Greater use of graphics, including animated presentations/visualisations to explain and demonstrate key projects.

### 3. Consultation activity

- 3.1. Unlike other local development documents, there is no requirement to consult on the review of an SCI. However, it has always been our practice to consult on versions of the SCI (2005, 2010, 2013, 2016) and it was considered as best practice to do so for this version.
- 3.2. Consultation was run for four weeks from 21 July until 18 August.
- 3.3. Consultation included the following:
  - E-mails or letters were sent to 6,100 contacts on the Council's planning policy consultation database including:
    - statutory bodies
    - Parish Councils within and adjoining Chelmsford's administrative area
    - interested bodies including developers, planning agents and community groups; and
    - 4,500 members of the public
  - A dedicated City Council web page containing the document and supporting documents
  - A dedicated page on the policy consultation portal
  - Press release and Twitter/Facebook notifications
  - A poster e-mailed to Parish Councils and libraries for display

- Copy of the documents available at the Customer Service Centre (by appointment due to Coronavirus restrictions)
- Opportunities to respond via the policy consultation portal, a printable response form, by e-mail, or by post.

Copies of these documents are included within the Feedback Report presented at **Appendix 1** to this report.

#### 4. Consultation feedback

4.1 At the close of consultation, 19 responses had been received to this consultation (one of which was a duplicate). The following summarises the comments.

Comments from statutory bodies (9 responses, one of which was a duplicate):

- Natural England - No specific comments but support the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.
- Braintree District Council; Transport for London – no comments.
- Runwell Parish Council - concerns expressed about removal of neighbour notification by letter.
- East Hanningfield - site notices may not be seen by people particularly those living to the rear of a site, neighbour notifications should be sent.
- Great Waltham Parish Council – reservations about withdrawal of neighbour notifications, some parishioners lack digital access and risk being excluded from the planning process.
- Sandon Parish Council – query how it affects Neighbourhood development groups, and measures for the public viewing plans during the COVID19 situation.

Comments from other interested bodies (2 responses):

- Essex Badger Protection Group - Local wildlife groups should be consulted on planning applications, and specifically protection for badgers should be a material consideration.
- Great Baddow East Neighbourhood Association – flyers should be placed in areas where footfall is highest; period for making comments on planning applications should be extended.

Comments from members of the public (8 responses):

- The document seems comprehensive and covers most outcomes.
- Removal of neighbour notification letters would not give adequate notification to residents likely to be affected by a planning application. Site notices can easily be missed, especially where there is no nearby place to display them, or for houses backing onto a site. Perhaps larger or more controversial applications

could still be notified, or for smaller schemes the applicant should show they have consulted their neighbours.

- Residents should be made aware of the change so they can register for planning consultations.
- Decision making appears to be inconsistent, and little or no consideration is given to Parish Council or affected residents' comments.

4.2 A full schedule of all comments received and CCC's response to them are contained within the Feedback Report attached at **Appendix 1** to this report.

4.3 In response to the main concern raised in relation to neighbour notification letters, in the short term during the coronavirus pandemic, we will continue to notify residents by post. In the longer term, we plan to change the way residents are notified about applications. Residents will be encouraged to use a self-service system where they can register to be notified about planning applications close to where they live. This will be launched later this year and will be widely promoted.

4.4 As a result of this feedback, some minor changes are proposed to the SCI. These are listed in **Appendix 2** to this report. In summary, these are one minor amendment to reflect current legislation on Neighbourhood Plans, and two additional references to our planning portal Public Access.

4.5 In addition, in an attempt to reduce printing and postage costs and increase digital engagement, consultees who previously indicated a preference to be contacted by post were invited to provide e-mail contact details which resulted in 27 contacts changing their contact preference to e-mail.

## 5. Next steps

5.1 If adopted, the following would take place:

- The existing SCI would be withdrawn
- The new SCI would be published on the Council's website with supporting documents including the Feedback Report and Equality Analysis
- An adoption letter would be sent to those who made a comment to the consultation
- Notification would be sent to Parish Councils and libraries
- A press release and Twitter/Facebook notifications would be published
- Paper copies would be made available for inspection at the Customer Service Centre.

## 6. Conclusion

6.1 The revised SCI updates key information on how we will consult on planning matters. Its adoption meets Government guidance on revision of SCI documents and enables consultation on planning matters to proceed in accordance with it.

6.2 It is proposed that the feedback report be noted, and that finalising the Statement of Community Involvement and supporting documents for publication is delegated to the Director of Sustainable Communities, in consultation with the Cabinet Member for Sustainable Development, as set out in the Recommendations.

### List of appendices:

Appendix 1 Feedback Report

Appendix 2 Schedule of proposed changes

### Background papers:

Statement of Community Involvement – Consultation Draft

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### Corporate Implications

#### Legal/Constitutional:

The SCI has been subject to consultation in accordance with the Planning and Compulsory Purchase Act 2004. The review meets the legal duty to update it every five years in accordance with the Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017; and meets recent Government guidance on updating SCI (May 2020).

#### Financial:

Costs of adopting the updated SCI will be met from existing budgets.

#### Potential impact on climate change and the environment:

None.

#### Contribution toward achieving a net zero carbon position by 2030:

None.

Personnel:

There are no personnel issues arising directly from this report.

Risk Management:

None.

Equality and Diversity:

The SCI will provide a framework for effectively involving the whole community, interested organisations and statutory stakeholders in planning and development matters which affect them. It has been subject to an Equality Assessment which will be published alongside the final document.

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.

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Consultees:

Development Management Team, Legal and Democratic Services, Marketing, Events and Engagement Manager

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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

Consultation and Engagement Strategy, 2014

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# Statement of Community Involvement (SCI)

## Consultation Draft—Feedback Report

August 2020



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## Appendices

Appendix 1	Copies of Consultation materials
Appendix 2	Schedule of representations made
Appendix 3	List of Stakeholders and organisations consulted
Appendix 4	Proposed changes to SCI

## 1. Introduction

1.1 Consultation on the draft revised Statement of Community Involvement (SCI) ran from 21 July 2020 to 18 August 2020. This document presents a summary of the consultation process and the comments received. It also sets out how the City Council has taken the comments into consideration and the changes made to the SCI as a result.

## 2. Purpose of the SCI consultation

2.1 The Statement of Community Involvement (SCI) sets out our strategy for effectively involving the community, interested organisations and statutory stakeholders in planning and development matters which affect them. It covers both planning policy and development management functions, and complements Council-wide engagement commitments set out in the *Consultation and Engagement Strategy* and *Our Chelmsford, Our Plan*.

2.2 Due to the coronavirus situation at the time of consultation, the Council has been unable to meet some of its commitments in the SCI such as holding face to face meetings and placing documents on deposit in public locations. The Government issued advice on 13 May that an immediate review is made of current SCI documents so that consultation policies can be updated to allow plan-making to continue.

2.3 Unlike other local development documents, there is no requirement to consult on the review of an SCI. However, it has always been the Council's practice to consult on versions of the SCI (2005, 2010, 2013, 2016) and it was considered as best practice to do so for this version.

2.4 Since the consultation was launched, the Government has published its White Paper 'Planning for the Future' (6 August 2020) for consultation. As part of proposed reforms to the planning system, it recommends a number of innovative approaches to improve the user's experience of the planning system, including interactive Local Plan maps, better digital access for the planning application process, accessible data, and new ways of digital engagement which are accessible to all. The Council will consider further ways to modernise its consultation methods across all services to ensure accessibility, the widest possible engagement, and best practice.

## 3. Summary of the consultation

3.1 The SCI was reviewed and then published for consultation for four weeks from 21 July to 18 August 2020.

3.2 The documents published were published on 21 July at [www.chelmsford.gov.uk/sci](http://www.chelmsford.gov.uk/sci). They comprised:

- Statement of Community Involvement – Consultation Draft
- Statement of Representations (explaining how to make comments)

- Equality Analysis

### 3.3 Consultation included the following:

- E-mails or letters were sent to 6,100 contacts on the Council's planning policy consultation database including:
  - statutory bodies
  - Parish Councils within and adjoining Chelmsford's administrative area
  - interested bodies including developers, planning agents and community groups; and
  - 4,500 members of the public
- A dedicated City Council web page containing the document and supporting documents
- A dedicated page on the planning policy consultation portal
- Press release and Twitter/Facebook notifications
- A poster e-mailed to Parish Councils and libraries for display
- Copy of the documents available at the Customer Service Centre (by appointment due to Coronavirus restrictions)
- Opportunities to respond via the policy consultation portal, a printable response form, by e-mail, or by post.

### 3.4 The consultation materials listed at 3.3 are attached at Appendix 1.

## 4 Consultation feedback

4.1 At the close of consultation, 19 responses had been received (one of which was a duplicate), which have been summarised below.

### 4.2 Comments from statutory bodies (9 responses, one of which was a duplicate)

- Natural England - No specific comments but support the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.
- Braintree District Council; Transport for London – no comments.
- Runwell Parish Council - concerns expressed about removal of neighbour notification by letter.
- East Hanningfield - site notices may not be seen by people particularly those living to the rear of a site, neighbour notifications should be sent.
- Great Waltham Parish Council – reservations about withdrawal of neighbour notifications, some parishioners lack digital access and risk being excluded from the planning process.
- Sandon Parish Council – query how it affects Neighbourhood development groups, and measures for the public viewing plans during the COVID19 situation.

### 4.3 Comments from other interested bodies (2 responses)

- Essex Badger Protection Group - Local wildlife groups should be consulted on planning applications, and specifically protection for badgers should be a material consideration.
- Great Baddow East Neighbourhood Association – flyers should be placed in areas where footfall is highest; period for making comments on planning applications should be extended.

#### 4.4 Comments from members of the public (8 responses)

- The document seems comprehensive and covers most outcomes.
- Removal of neighbour notification letters would not give adequate notification to residents likely to be affected by a planning application. Site notices can easily be missed, especially where there is no nearby place to display them, or for houses backing onto a site. Perhaps larger or more controversial applications could still be notified, or for smaller schemes the applicant should show they have consulted their neighbours.
- Residents should be made aware of the change so they can register for planning consultations.
- Decision making appears to be inconsistent, and little or no consideration is given to Parish Council or affected residents' comments.

A full schedule of all comments received and how they have been dealt with is attached at Appendix 2. All the responses can also be read in full on the planning policy consultation portal at <https://consult.chelmsford.gov.uk/portal/>. A list of statutory bodies and organisations consulted is attached at Appendix 3.

4.5 As a result of the feedback, some minor changes are proposed to the SCI, attached at Appendix 4.

## 5 Next steps

5.1 All the responses have been considered in detail and have been used to finalise the Statement of Community Involvement. This will then be published on the Council's website, and people who made a comment will be notified.

For more information please visit [www.chelmsford.gov.uk/sci](http://www.chelmsford.gov.uk/sci)

## Appendices:

### Appendix 1

- 1 a SCI Page on CCC website
- 1 b E-mail/letter text
- 1 c Press release
- 1 d Copy of press release on CCC Website
- 1 e Twitter/Facebook notifications
- 1 f Poster
- 1 g Paper comments form

### Appendix 2

Schedule of representations received

### Appendix 3

List of stakeholders and organisations consulted

### Appendix 4

Proposed changes to SCI

Listen



Search site...

# Involving communities and organisations

## Statement of Community Involvement

We are updating our Statement of Community Involvement, following [adoption of our Local Plan](#).

In the Statement of Community Involvement (SCI) we set out our strategy for involving you in planning matters. It covers:

- the different types of consultation and engagement
- how we will involve you in making planning policy and when considering planning applications
- who we will consult and the ways we will consult them

We are consulting on the updated SCI from 10am on Tuesday 21 July to 4pm on Tuesday 18 August 2020.

## How to read and comment on the document

### Online

You can read and comment on the draft SCI on our [Consultation Portal](#).

This is the simplest way of making your comments, and you can sign up to receive alerts about future planning policy consultations. You can also update your contact details.

You can view our [portal user guide](#) to find out how to register, or for what to do if you have forgotten your registration details.

You can also read the [Draft Statement of Community Involvement](#)

We have published accompanying documents:

- [Statement of Representations](#) which explains how to make your comments
- [Equality Analysis](#) for the SCI

### Other ways to view and comment

As an alternative to using the Consultation Portal, you can print this [comments form](#) and return it:

- by email to [policy@chelmsford.gov.uk](mailto:policy@chelmsford.gov.uk)
- by post to Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- by hand to our [Customer Service Centre](#)

If you would like to view the SCI document in person, you need to [make an appointment](#) before visiting.

If you do not have access to a computer, you can request paper copies of the draft SCI and the comments form. We can send you the comments form free of charge. However, for the draft SCI we will make a charge to cover printing and postage costs. If you have difficulties commenting by email or post due to a disability, you need to [contact us](#).

## What we will do with your comments

We will publish all comments on our Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations.

## Also in this

[Brownfield regist](#)

[Call for sites, SHE maps](#)

[Evidence base](#)

[Involving commu organisations](#)

[Local Plan adopti](#)

[Monitoring devel](#)

[Neighbourhood Design Statemen](#)

[Previous Local Pl](#)

## Contact Pla Policy



[Contact us](#)



[01245 6063](#)

We will use your comments to inform the final SCI. We will present a feedback report and the finalised document to Cabinet for approval later in the year.

## Changes to existing SCI

We adopted the [existing SCI](#) in March 2016.

This update:

- takes account of the adoption of the Local Plan in May 2020
- references how our commitments might change in line with government advice in exceptional circumstances
- includes a commitment to post a site notice(s) to notify neighbours and the public for every planning application (This removes the need to send notification letters to individual neighbours, helping us save time and money.)
- covers the types of consultation activity we will run, including greater use of social media and digital access to documents, including providing libraries with digital copies of documents rather than printed versions for easier access and to make further savings
- simplifies the format and language to ensure clarity and accessibility

## Equality analysis for the Local Plan

We adopted our [Local Plan on 27 May 2020](#). The Local Plan outlines the scale and location of future growth to 2036. It provides an up-to-date development plan in line with Government requirements.

We have prepared an [Equality Impact Assessment](#) for this new Local Plan. We carried out the first assessment when we began preparing the Local Plan in 2014, and reviewed it in 2017.

We reviewed it again for the adoption of the Local Plan. This is to make sure it reflects the most up to date information and that we have taken into account any potential impacts.

We consider that the Local Plan has no negative impacts and there is a low risk of negative impact on any affected group. We will continue to monitor impacts, and if particular issues arise, we will take appropriate action.

## Duty to Co-operate

We are committed to working with other councils and key organisations on planning issues that cross different council's boundaries.

The organisations we regularly work with include Essex County Council, Highways England, utility companies and education providers.

We have to ensure that we properly co-ordinate strategic issues such as:

- land for new homes and jobs
- infrastructure
- providing schools
- managing flood risk

You can view our [Duty to Co-operate Strategy](#) to find out how this co-operation works.

We have summarised our Duty to Co-operate activity that we did during the preparation of our Local plan. The Duty to Co-operate Statement (SD 010) forms part of the [submission of the Local Plan](#) to the Secretary of State.



**Planning and Housing Policy  
Civic Centre, Duke Street, Chelmsford,  
Essex, CM1 1JE**

**Telephone: 01245 606330**

Date: 21 July 2020  
Consultation PID Number: XXXXXX

Dear Consultee,

### **Consultation on Updated Statement of Community Involvement**

I am writing to you as a registered consultee on Chelmsford City Council's Local Plan database.

Chelmsford City Council has published its updated Statement of Community Involvement for consultation. The consultation runs for four weeks from **10.00 am on Tuesday 21 July until 4.00pm on Tuesday 18 August 2020**.

### **Updating your details**

We would prefer to contact you by e-mail, so that we can send consultation information to you as efficiently as possible, saving on paper and postage costs.

If you would like to change to being notified by e-mail, please contact us providing your e-mail address and your Consultation PID Number (at the top of this letter).

Please e-mail [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk) or call 01245 606330.

### **What is the Statement of Community Involvement?**

The Statement of Community Involvement (SCI) sets out our strategy for involving people and organisations in planning matters. It covers different types of consultation and engagement, how we will involve you in making planning policy and when considering planning applications, who we will consult and the ways we will consult them.

The existing SCI was adopted in March 2016. This update:

- takes account of the adoption of the Local Plan in May 2020
- references how our commitments might be altered in line with Government advice in exceptional circumstances (e.g. Coronavirus)
- includes a commitment to post a site notice(s) to notify neighbours and the public for every planning application - removing the need to produce and post notification letters to individual neighbours, allowing budgetary and resource savings

- covers the types of consultation activity we will run, including greater use of social media and digital access to documents - including providing libraries with digital copies of documents rather than printed versions for easier access and to make further savings
- simplifies the format and language to ensure clarity and accessibility.

### **Where can I read and comment on the document?**

You can read and comment on the draft SCI on the City Council's Consultation Portal at:

<https://consult.chelmsford.gov.uk/portal/>

Alternatively visit the SCI page on our website: [www.chelmsford.gov.uk/SCI](http://www.chelmsford.gov.uk/SCI)

You can also send your comments via (please include your name and address):

E-mail: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

Post: Planning Policy Team, Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CMI IJE

By hand: Monday to Friday 10.00am to 4.00pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CMI IJE

Paper copies will be made available for viewing as soon as practicable at the following City Council office:

- Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CMI IJE.

Please note that the Customer Service Centre is open for reduced hours in line with the latest Government advice regarding Coronavirus. If you wish to arrange to view the SCI in person, please make an appointment before visiting, by calling 01245 606606. For the latest opening restrictions, please visit [www.chelmsford.gov.uk/coronavirus/](http://www.chelmsford.gov.uk/coronavirus/)

If you do not have access to a computer, you can request paper copies. A charge will be made to cover printing and postage costs. If you have difficulties making representations by e-mail or post due to a disability, please call us on 01245 606330.

All representations will be considered, published on the Council's Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations, and used to inform the final new SCI.

Yours faithfully

Jeremy Potter

Spatial Planning Services Manager

---

**From:** consult@objective.co.uk  
**Sent:** 22 July 2020 16:41  
**To:**  
**Subject:** Chelmsford City Council Local Plan Consultations

**Planning and Housing Policy**

**Chelmsford City Council**  
**Civic Centre, Duke Street, Chelmsford, Essex, CM1 1JE**

**Telephone: 01245 606330**

Date: 21 July 2020  
Consultation PID Number: xxxxxx

Dear Consultee,

## **CONSULTATION ON UPDATED STATEMENT OF COMMUNITY INVOLVEMENT**

I am writing to you as a registered consultee on Chelmsford City Council's Local Plan database.

Chelmsford City Council has published its updated Statement of Community Involvement for consultation. The consultation runs for four weeks from **10.00 am on Tuesday 21 July until 4.00pm on Tuesday 18 August 2020**.

### **Updating your details**

Remember that on our [Consultation Portal](#) you can read and save consultation documents, make comments online and update your contact details. If you have forgotten your registration details, please [view our FAQs](#) to find out how to access your account.

### **What is the Statement of Community Involvement?**

The Statement of Community Involvement (SCI) sets out our strategy for involving people and organisations in planning matters. It covers different types of consultation and engagement, how we will involve you in making planning policy and when considering planning applications, who we will consult and the ways we will consult them.

The existing SCI was adopted in March 2016. This update:

- takes account of the adoption of the Local Plan in May 2020
- references how our commitments might be altered in line with Government advice in exceptional circumstances (e.g. Coronavirus)
- includes a commitment to post a site notice(s) to notify neighbours and the public for every planning application - removing the need to produce and post notification letters to individual neighbours, allowing budgetary and resource savings
- covers the types of consultation activity we will run, including greater use of social media and digital access to documents - including providing libraries with digital copies of documents rather than printed versions for easier access and to make further savings
- simplifies the format and language to ensure clarity and accessibility.

### **Where can I read and comment on the document?**

ou can [read and comment on the draft SCI](#) on the City Council's Consultation Portal.

Paper copies will be made available for viewing as soon as practicable at the following City Council office:

- Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE.

Please note that the Customer Service Centre is open for reduced hours (10am - 4pm) in line with the latest Government advice regarding Coronavirus. If you wish to arrange to view the SCI in person, please make an appointment before visiting, by calling 01245 606606. For the latest opening restrictions, please visit [www.chelmsford.gov.uk/coronavirus/](http://www.chelmsford.gov.uk/coronavirus/)

ou can also send your comments via (please include your name and address):

- E-mail: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)
- Post: Planning Policy Team, Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand: Monday to Friday 10.00am to 4.00pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE

If you have difficulties making representations by e-mail or post due to a disability, please call us on 01245 606330.

All representations will be considered, published on the Council's Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations, and used to inform the final new SCI.

ours faithfully

Jeremy Potter

Planning and Strategic Housing Policy Manager

## STRATEGY FOR PLANNING CONSULTATIONS

CHELMSFORD City Council is consulting on its strategy for involving people in planning consultations.

The updated Statement of Community Involvement sets out the different types of consultation and engagement carried out, how the Council will involve you when it makes new planning policy and when considering planning applications, who it will consult and the ways that will be done.

The consultation runs from **10.00am on Tuesday 21 July to 4.00pm on Tuesday 18 August 2020**.

Cabinet Member for Greener Chelmsford Councillor Mike Mackrory said, “We are committed to ensuring that we involve the community, interested organisations and statutory stakeholders in planning and development matters that affect them. The SCI explains how we will do that.”

You can read and comment on the draft SCI on the City Council’s Consultation Portal <https://consult.chelmsford.gov.uk/portal/>. This is a simple way of making your comments, and you can sign up to be notified about future planning policy consultations.

You can also read the draft SCI at [www.chelmsford.gov.uk/sci](http://www.chelmsford.gov.uk/sci), and send your comments by:  
E-mail: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

Post: Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE

Hand: Monday to Friday 10.00am to 4.00pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE

We will make paper copies available at our Customer Service Centre as soon as possible.

The Customer Service Centre is open for reduced hours in line with the latest Government advice regarding Coronavirus. If you would like to view the draft SCI document in person, please make an appointment before visiting, by calling 01245 606606. For the latest opening restrictions, please visit [www.chelmsford.gov.uk/coronavirus/](http://www.chelmsford.gov.uk/coronavirus/)

mf ...

If you do not have access to a computer, you can request paper copies. A charge will be made to cover printing and postage costs. If you have difficulties making representations by e-mail or post due to a disability, please contact us: 01245 606330, or [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

We will publish all comments on our Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations, and use them to inform the final SCI. We will present a feedback report and the finalised document to the Council for approval later in the year.

### **Changes to existing SCI**

We adopted the existing SCI in March 2016. This update:

- takes account of the adoption of the Local Plan in May 2020
- references how our commitments might be altered in line with Government advice in exceptional circumstances
- includes a commitment to post a site notice(s) to notify neighbours and the public for every planning application - removing the need to produce and post notification letters to individual neighbours, allowing budgetary and resource savings
- covers the types of consultation activity we will run, including greater use of social media and digital access to documents, including providing libraries with digital copies of documents rather than printed versions to make further savings
- simplifies the format and language to ensure clarity and accessibility

ENDS

Contact: Planning Policy Team, 01245 606330, or [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

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## Have your say on how Chelmsford City Council consults on planning issues

Does Chelmsford City Council consult residents properly on planning issues? That is the question now being posed by the Council itself.

The City Council wants views on an updated Statement of Community Involvement (SCI). The SCI sets out the different types of consultation and engagement carried out, how the Council will involve you when it makes new planning policy and when considering planning applications, who it will consult and the ways that will be done. The consultation runs from 10am on Tuesday 21 July to 4pm on Tuesday 18 August 2020.

You can read and comment on the draft SCI on the City Council's Consultation Portal at <https://consult.chelmsford.gov.uk/portal/>. This is a simple way of making your comments, and you can sign up to be notified about future planning policy consultations.

You can also read the draft SCI at [www.chelmsford.gov.uk/sci](http://www.chelmsford.gov.uk/sci), and send your comments by email to: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk), by post to: Planning Policy Team, Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE, or in person Monday to Friday 10am to 4pm at the Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE (by appointment only).

Cabinet Member for Sustainable Development, Councillor Mike Mackrory, said, "We are committed to ensuring that we involve the community, interested organisations and statutory stakeholders in planning and development matters that affect them. The Statement of Community Involvement explains how and when we will do that."

Paper copies of the draft SCI will be available for viewing at our Customer Service Centre as soon as possible. The Customer Service Centre is open for reduced hours (10am – 4pm, Monday to Friday) in line with the latest government advice regarding Coronavirus. If you would like to view the draft SCI document in person, please make an appointment before visiting, by calling 01245 606606.

If you do not have access to a computer, you can request paper copies. A charge will be made to cover printing and postage costs. If you have difficulties making representations by email or post due to a disability, please call [01245 606330](tel:01245606330) or email [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk).

The Council adopted the existing SCI in March 2016. This update:

- takes account of the adoption of the Chelmsford Local Plan in May 2020
- references how the Council's commitments might be altered in line with government advice in exceptional circumstances
- includes a commitment to post a site notice(s) to notify neighbours and the public for every planning application - removing the need to produce and post notification letters to individual neighbours, allowing budgetary and resource savings
- covers the types of consultation activity the council will run, including greater use of social media and digital access to documents, including providing libraries with digital copies of documents rather than printed versions for easier access.

Chelmsford City Council will publish all comments on its Consultation Portal in accordance with the Data Protection Act and General Data Protection Regulations and use them to inform the final SCI. Feedback and the finalised document will be presented to Full Council for approval later in the year.

Monday 20 July 2020

### Also in this

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[Our newsletters](#)

### Contact the team



[Contact us](#)



[01245 6064](tel:012456064)

**Chelmsford City Life**

19h · 🌐

News: Have your say on how Chelmsford City Council consults on planning issues

Does #Chelmsford City Council consult residents properly on planning issues? That is the question now being posed by the Council itself.

The City Council wants views on an updated Statement of Community Involvement (SCI). The SCI sets out the different types of consultation and engagement carried out, how the Council will involve you when it makes new planning policy and when considering planning applications, who it will consult and the ways that will be done.

To find out more, visit [www.chelmsford.gov.uk/news/have-your-say-on-how-council-consults-on-planning-issues/](http://www.chelmsford.gov.uk/news/have-your-say-on-how-council-consults-on-planning-issues/)

Facebook 20 July 2020

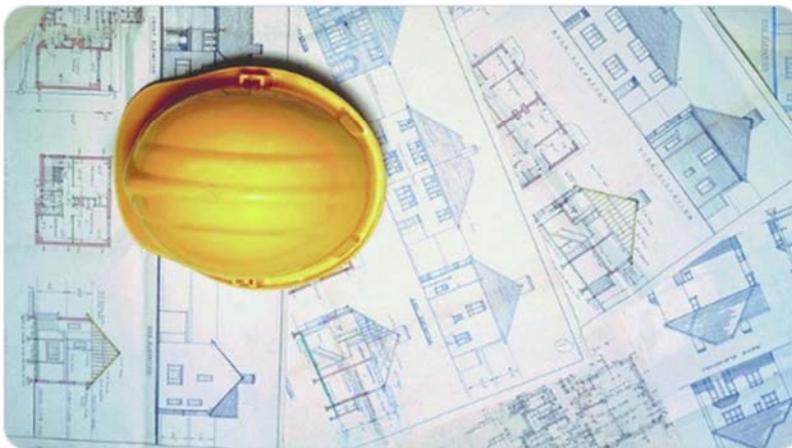


**Chelmsford City Council** @ChelmsCouncil · 19h

News: Have your say on how Chelmsford City Council consults on planning issues.

The Council wants views on how to involve you when it makes new planning policy and when considering planning applications, who to consult and how.

To find out more, visit [cutt.ly/WaOBspD](https://cutt.ly/WaOBspD)



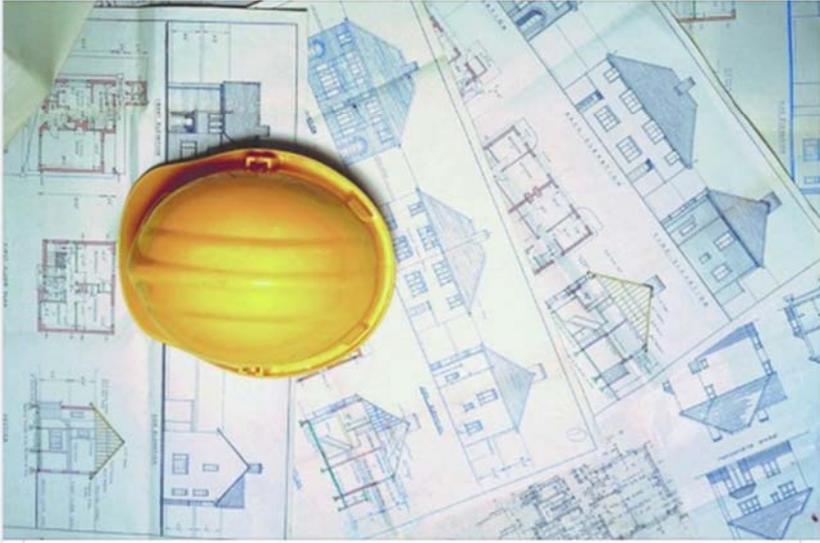
Twitter 21 July 2020

 **Chelmsford City Life**  
1h · 🌐

Consultation is now open!

We are updating our strategy for involving you in planning matters and want your views.

Read and comment on the draft Statement of Community Involvement (SCI) at <https://consult.chelmsford.gov.uk/portal/> by 4pm on Tuesday 18 August 2020. ... See More



Facebook 21 July 2020

 **Chelmsford City Council** ✓ @ChelmsCouncil · Aug 3

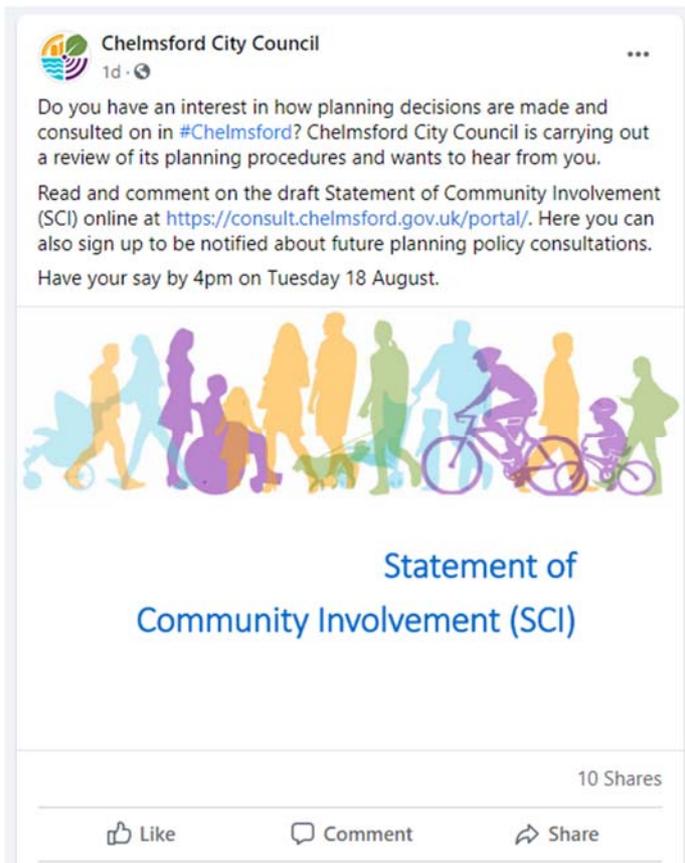
Do you have an interest in how planning decisions are made and consulted on in #Chelmsford? We are carrying out a review of our planning procedures & want to hear from you.

Read & comment on the draft Statement of Community Involvement at [consult.chelmsford.gov.uk/portal/](https://consult.chelmsford.gov.uk/portal/) by 4pm on 18 Aug



**Statement of  
Community Involvement (SCI)**

Twitter 3 August 2020



Facebook 4 August 2020



Facebook 11 August 2020



# Get involved with planning

## Consultation – Statement of Community Involvement

We have updated our Statement of Community Involvement, and we want your views on it.

In it you will find:

- Our strategy for involving people in planning matters
- Different types of consultation and engagement
- How we will involve you in making planning policy
- How we will involve you when considering planning applications
- Who we will consult and how

**All comments will be used to finalise the document. We will then use it when we consult on planning matters in the future.**

Find out more: [www.chelmsford.gov.uk/planningpolicyconsult](http://www.chelmsford.gov.uk/planningpolicyconsult)

**The closing date for comments is 4.00pm on Tuesday 18 August 2020.**

Chelmsford City Council

[www.chelmsford.gov.uk/SCI](http://www.chelmsford.gov.uk/SCI)

01245 606330





# Consultation on Draft Statement of Community Involvement

## PAPER COMMENTS FORM

This form has three Parts:

- **Part A** - Consultation details
- **Part B** - Contact details
- **Part C** - Your comments on the Draft Statement of Community Involvement

### PART A – Consultation details

Chelmsford City Council has published its Draft Statement of Community Involvement (SCI) for consultation.

The SCI sets out the different types of consultation and engagement carried out, how the Council will involve you when it makes new planning policy and when considering planning applications, who it will consult and the ways that will be done.

#### How to comment

You can read and comment on the Draft SCI online on the City Council's Consultation Portal

<https://consult.chelmsford.gov.uk/portal/>

This is a simple way of making your comments, and you can sign up to be notified about future planning policy consultations.

You can also read the Draft SCI on our website [www.chelmsford.gov.uk/SCI](http://www.chelmsford.gov.uk/SCI). Comments can be made using this form and returned:

- By e-mail: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)
- By post: Planning Policy Team, Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- By hand: Monday to Friday 10.00am to 4.00pm - Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE

If you need help to make your comments, please call our Helpline on 01245 606330, or e-mail

[planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

#### Closing date for comments

Please return this form by 4.00pm on Tuesday 18 August

#### How your comments will be used

The Council will acknowledge receipt of your comments and fully consider them, although we will not enter into individual correspondence.

All duly-made comments will be published on the Council's Consultation Portal in accordance with the General Data Protection Regulations.

Section 149 of the Equality Act 2010 requires that the Council should avoid any form of discrimination and also foster good relations between different ethnic groups. Comments which are deemed to be discriminatory will be inadmissible and will not be accepted.

#### Data Protection Declaration

Chelmsford City Council is a Data Controller for the purposes of data protection legislation. All personal information is held and processed in accordance with this. Please refer to our Privacy Notices published on our website at

<https://www.chelmsford.gov.uk/privacy> for details. Please contact us if you need the privacy notice in an alternative format.



**PART B – Contact details**

**Personal details**

Title .....

First Name .....

Last Name .....

Organisation (if the comments you are making are on behalf of an organisation)  
 .....

Address .....

Postcode .....

Telephone number .....

E-mail address .....

Consultation ID (if known) .....

Signature .....

Date .....

**Agent details (if applicable)**

Title .....

First Name .....

Last Name .....

Organisation (if the comments you are making are on behalf of an organisation)  
 .....

Address .....

Postcode .....

Telephone number .....

E-mail address .....

Consultation ID (if known) .....

Signature .....

Date .....



## PART C – Your Views on the Draft Statement of Community Involvement

### Question 1:

What part of the Draft Statement of Community Involvement does your comment relate to?  
Please state the Section or Page number, and make your comments here

### Question 2:

Have we missed anything in the draft Statement of Community Involvement?  
Please make your comments here

### Question 3:

We have used a variety of ways to promote this consultation including our website and direct e-mails. Do you have any views on the way this consultation is being carried out?  
Please make your comments here

### Question 4:

Would you like to be notified when the final Statement of Community Involvement is adopted?

Yes  No

Thank you for taking the time to submit your comments.

This paper comments form can be made available in alternative formats such as large print, audio and other languages.

Please call: (01245) 606330 e-mail: [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

## Statement of Community Involvement – Consultation Draft

### Appendix 2 - Schedule of representations received

Consultee	Comment	CCC Response
<p>Ref: SCIR1 The Essex Badger Protection Group</p>	<p><i>Page 5 and Appendix 1</i> We welcome the opportunity to comment on the community involvement statement and thank the council for involving us in the consultation phase of the local plan. However, it is extremely disappointing to see that there are no proposals within this document for consultation with local wildlife groups to continue beyond this phase of the plan adoption. Despite our efforts, we are not being consulted directly on planning cases which may impact badgers or badger habitat which is not only having a detrimental effect on a protected species, but is also bringing badgers into conflict with homeowners more and more due to incorrect and inappropriate building practices which could have been moderated had we been involved. Badgers and their setts are fully protected in the UK by the Protection of Badgers Act 1992 and by Schedule 6 of the Wildlife and Countryside Act (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 places a public duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. The presence of badgers is therefore of material consideration when it comes to planning applications. We therefore ask once more that we are added to the consultee list for ALL planning applications which are considered likely to impact badgers or their habitat, thereby bringing Chelmsford in line with most other Essex councils. There is no promise within the statement to consult widely with other wildlife groups on planning matters beyond the full adoption of the local plan. This risks causing serious harm to habitats and biodiversity.</p>	<p>Officers are actively considering ways of improving engagement with this group. (Verbal update will be given at Cabinet).</p>
<p>Ref: SCIR2 Braintree District Council</p>	<p>No comment</p>	<p>Noted</p>

Consultee	Comment	CCC Response
Ref: SCIR3 Individual	I have just read through the Updated Statement of Community Involvement and offer no comment on its contents. It seems quite comprehensive and covers most possible outcomes. I hope it will be closely followed.	Noted
Ref: SCIR4 CLH Pipeline System Ltd	We would ask that you contact us if any works are in the vicinity of the CLH-PS pipeline or alternatively go to <a href="http://www.linesearchbeforeudig.co.uk">www.linesearchbeforeudig.co.uk</a> , our free online enquiry service. (plan included)	Noted. This pipeline is recorded as a layer on the GIS maps used by officers which ensures consultation is carried out for planning applications in its vicinity.
Ref: SCIR6 Transport for London	Thank you for consulting Transport for London (TfL). I can confirm that we have no comments to make on the updated SCI.	Noted
Ref: SCIR7 Individual	<p><i>4B Page 22</i></p> <p>Neighbours should be notified of nearby planning applications by letters posted to them as is done at present. The system of posting an insignificant easily missed small A4 size typed notice on a pole somewhere near the property is not good enough. This relies on neighbours walking past the notice in order to realise it is there. As most will drive past it is unlikely to be read. A single A4 sheet pinned to a pole is vulnerable to being defaced by vandals or even removed by the applicant to avoid objections being raised whereas a letter to neighbours is far more effective.</p> <p>In my experience such notices regarding planning applications for property at the back of my property have been posted on a pole on another street hundreds of yards away from me. I only learned of the applications by reading the planning application letters sent to me.</p> <p>This change is apparently to save postage costs which surely should be covered by the applicant's planning application fee.</p> <p>I object to the sending of letters being stopped as is implied by this consultation although not actually stated in the document.</p>	<p>The SCI includes commitments to greater use of digital and interactive technology.</p> <p>In the short term during the coronavirus pandemic, we will continue to notify residents by post.</p> <p>In the longer term, we plan to change the way residents are notified about applications. Residents will be encouraged to use a self-service system where they can register to be notified about planning applications close to where they live.</p> <p>This will be launched later this year, and will be widely promoted.</p> <p>It will also contribute to meeting the Government's anticipated reforms of</p>

Consultee	Comment	CCC Response
	<p>The existing SCI refers to the sending of letters or emails. If postage costs are to be saved, as a poorer quality alternative, emails should be sent instead. It is clear that residents can register emails for planning information including consultations so there should be no problem with this as long as all are made aware of the change.</p> <p>When a planner puts the planning application notice on a (hopefully) nearby pole why can they not at the same time put letters through the doors of residents nearby, saving postage costs?</p>	<p>the planning system, which include greater digital engagement.</p>
<p>Ref: SCIR8 Individual</p>	<p>Thank you for consulting us on the Council’s draft Statement of Community (SCI). I can confirm that while we do not have any specific comments at this stage, we will be interested in receiving subsequent consultations on this and related documents.</p>	<p>Noted</p>
<p>Ref: SCIR9 Individual</p>	<p><i>Section 4 B):</i></p> <p>At present there is no consistency across the planning officers’ decision making. This should be rectified within the sub-section “How we make decisions”. Consistency in decision making is vital to applicants, local builders, tradesmen and affected residents.</p> <p>At present little or no consideration is given to Parish Council comments. This should be rectified and more clearly emphasised in this section.</p> <p>At present little or no consideration is given to local affected residents’ comments. This should be rectified and more clearly emphasised in this section.</p> <p>The document states “We will – Publish your comments on our website, or a summary if they are hand written”. At present this is not always the case. It should be noted in this section that all public comments will be published, redacted where required by law, in order to assist the Parish Council and CCC planning officers in their decision making.</p>	<p>Parish Councils are consulted on all applications in their Parish. All Parish Council comments are fully considered and reported in summary in the officer’s report of the decision.</p> <p>Local residents’ comments are also fully considered and reported in summary in the officer’s report.</p> <p>This is covered on Page 23 of the draft SCI, where it is indicated that officers take account of all the comments received.</p> <p>Comments from all consultees are published on the Public Access planning portal – the SCI text will be amended to make this clear.</p>

Consultee	Comment	CCC Response
<p>Ref: SCIR10 Individual</p>	<p><i>What is the role of council planning - Page 3</i></p> <p>What effect will the central governments changes to planning rules effect the decision making process?</p> <p>Will the Council be issuing guidance to the public and parish councils on the new rules?</p> <p>The opinions expressed in local parish or town council reviews of planning applications should be given more consideration, and the result of the applications should be advised to the relevant parish council in the same way as the review of the application.</p> <p>No mention in the document of major projects such as Bradwell B or any of the effects this may have on the communities.</p> <p>How will the housing development proposed in the Local Plan be dealt with by the Essex Highways dept to avoid even more congestions on the roads?</p>	<p>The Council is currently reviewing the Government's White Paper, and consultation closes in October. The Council will await the outcome of the proposals and assess whether any changes to procedures are needed, and follow the Government's advice on how residents and organisations are notified of changes.</p> <p>Parish Councils are consulted on all applications in their Parish. All Parish Council comments are fully considered and reported in the officer's report of the decision.</p> <p>Consultation on major projects is the responsibility of the organisation promoting them, although the Council is consulted and makes comments where proposals might impact the Council's administrative area.</p> <p>The Local Plan has been developed with ongoing advice from Essex County Council in respect of highway impact and road capacity.</p>
<p>Ref: SCIR11 Natural England</p>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p>	<p>Noted.</p>

Consultee	Comment	CCC Response
	<p>We are supportive of the principle of meaningful and early engagement of the general community, community organisations and statutory bodies in local planning matters, both in terms of shaping policy and participating in the process of determining planning applications.</p> <p>We regret we are unable to comment, in detail, on individual Statements of Community Involvement but information on the planning service we offer, including advice on how to consult us, can be found at:  <a href="https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals">https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals</a> .</p> <p>We now ask that all planning consultations are sent electronically to the central hub for our planning and development advisory service at the following address: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a> . This system enables us to deliver the most efficient and effective service to our customers.</p>	
<p>Ref: SCIR12 Great Baddow East Neighbourhood Association</p>	<p><i>Section 2 Get Involved with Planning Policy</i></p> <p>The document states, page 6 ‘May also put up flyers in public places.’ Although Chelmsford is regarded as fairly affluent, not everyone has internet access, and those that do, do not necessarily pore over the Council web site. I suggest that the policy should state ‘Will’ instead of ‘May’. I also suggest that the placement of such flyers and notices must be in areas where there is the most footfall so they are more likely to be seen by local residents. I suggest that the current window of opportunity to comment on planning applications should be increased by at least one week.</p>	<p>The use of posters and flyers may depend on the type of consultation, but will be used where appropriate. Locations usually include shopping centres, libraries, parish council venues and noticeboards, sports centres and theatres, shops and places of worship. The response times for planning applications are set to meet nationally prescribed targets for making planning decisions.</p>
<p>Ref: SCIR13 (and SCIR14, duplicate) Sandon Parish Council</p>	<p>All sounds quite positive, not sure how it will work. Where do the Neighbourhood Development groups stand in this process. In this time of COVID19 where public cannot go to view plans etc. Is there a plan for this.</p>	<p>Neighbourhood Plan Groups are covered at Section 3c) of the SCI. The Council’s Customer Service Centre has reopened for reduced hours (10am-</p>

Consultee	Comment	CCC Response
		4pm), and documents can be viewed by arrangement. Updates are published on the Council's website.
<p>Ref: SCIR15 Runwell Parish Council</p>	<p><i>Section 4 B</i> It appears that letters to neighbours advising them of a nearby development will no longer be sent. There is a reliance on a manually posted "yellow notice" at or near to the site in question. If the sign is removed or the neighbour has not noticed the sign how will they be able to comment? They may only become aware as and when the development starts. Removing the neighbour letter is a backward step. Throughout the whole document it would have been helpful to "highlight" changes from the previous policy. This would make commenting far easier. If people are unaware of the previous statement how can they comment on proposed changes? A summary highlighting the changes would have been helpful.</p>	<p>The SCI includes commitments to greater use of digital and interactive technology. In the short term during the coronavirus pandemic, we will continue to notify residents by post. In the longer term, we plan to change the way residents are notified about applications. Residents will be encouraged to use a self-service system where they can register to be notified about planning applications close to where they live. This will be launched later this year, and will be widely promoted. It will also contribute to meeting the Government's anticipated reforms of the planning system, which include greater digital engagement. The main changes were summarised in the consultation material.</p>
<p>Ref: SCIR16 Individual</p>	<p>Regarding the new Statement of Community Involvement currently out for consultation, I understand that it is proposed that letters will no longer be sent to neighbours about nearby planning applications. I wish to complain about the omission of the sending of letters to neighbours about planning applications. I object and ask for them to continue to be sent.</p>	<p>The SCI includes commitments to greater use of digital and interactive technology.</p>

Consultee	Comment	CCC Response
	<p>I know it may save some postage costs but surely the planning application fee includes an amount to cover postage and office costs? If not the fee should be increased to cover the costs of sending letters.</p> <p>In order to save postage costs and the writing of individual letters, I request that when someone puts the planning application notice on a (hopefully) nearby pole they, at the same time, put a copy of the notice through the doors of residents nearby and also of those whose properties back onto it. A single A4 sheet pinned to a pole is vulnerable to being defaced by vandals or even removed by the applicant to avoid objections being raised whereas a letter to neighbours is far more effective.</p> <p>In the past notices about planning applications for land backing onto my garden have been put on a post on another road hundreds of yards away where I would not have seen them. I only knew about them and was able to object to them because I was sent letters.</p> <p>I understand the sending of emails may have been suggested as an alternative but this would need email addresses of all properties to be registered with the planning office and not all residents have email addresses. The collection of email addresses would make it necessary to contact every household to ask for their email address. The cost of compiling the register and keeping it updated could well mean it would be cheaper and simpler to put copies of the planning application notice through doors near where the notice is being put on a post.</p>	<p>In the short term during the coronavirus pandemic, we will continue to notify residents by post.</p> <p>In the longer term, we plan to change the way residents are notified about applications. Residents will be encouraged to use a self-service system where they can register to be notified about planning applications close to where they live.</p> <p>This will be launched later this year, and will be widely promoted.</p> <p>It will also contribute to meeting the Government's anticipated reforms of the planning system, which include greater digital engagement.</p>
<p>Ref: SCIR17 East Hanningfield Parish Council</p>	<p><i>Section 4B Get Involved with Development Management - Planning Application Consultation</i></p> <p>Until a few months ago the City Council used to notify, by letter, neighbours of a planning application site. The cessation of this service has led to some residents being unaware that a potentially intrusive development was proposed. This is because notices posted outside the front of a property are not apparent to neighbours behind the property whose addresses are in a</p>	<p>The SCI includes commitments to greater use of digital and interactive technology.</p> <p>In the short term during the coronavirus pandemic, we will continue to notify residents by post.</p>

Consultee	Comment	CCC Response
	<p>different street. This happened with planning applications concerning the Folly Bistro at The Tye, East Hanningfield. Neighbours of the site whose addresses are in Ashley Green did not see the notice at the front of the building, as they had no reason to walk past the front of the property, where there is no pavement. A4 notices are not really visible to people driving past. The Parish Council proposes that the expense of sending letters to neighbours is well worth the increase in expenditure in order to ensure public awareness and transparency.</p> <p>Paragraph 4B "We will" should include send notifications of planning applications to neighbours of sites.</p>	<p>In the longer term, we plan to change the way residents are notified about applications. Residents will be encouraged to use a self-service system where they can register to be notified about planning applications close to where they live.</p> <p>This will be launched later this year, and will be widely promoted.</p> <p>It will also contribute to meeting the Government's anticipated reforms of the planning system, which include greater digital engagement.</p>
<p>Ref: SCIR18 Individual</p>	<p><i>Re. Section 4 Getting involved with Development Management</i></p> <p>I am concerned that the Council no longer intends to write to neighbours to notify them of planning applications but will instead rely on site notices and the Council's website.</p> <p>I am concerned that many people might miss the site notices, especially if they do not walk much in their local area. It could therefore be a matter of chance if they spot it within the consultation period. People can likewise not be expected to continuously check the Council's website for possible planning applications relevant to them.</p> <p>I appreciate the Council needs to save money. Could there be a compromise perhaps and you set some criteria for when you will notify neighbours by post, e.g. for major and/or likely to be controversial schemes? In addition is there a possibility to put more emphasis on the applicants themselves, for smaller schemes such as householder applications and new or replacement dwellings? Could the applicant perhaps be expected to notify their</p>	<p>The SCI includes commitments to greater use of digital and interactive technology.</p> <p>In the short term during the coronavirus pandemic, we will continue to notify residents by post.</p> <p>In the longer term, we plan to change the way residents are notified about applications. Residents will be encouraged to use a self-service system where they can register to be notified about planning applications close to where they live.</p> <p>This will be launched later this year, and will be widely promoted.</p>

Consultee	Comment	CCC Response
	<p>neighbours and sign a statement to confirm who they have notified? They could also perhaps be required to ask the neighbours to sign the form as well.</p>	<p>It will also contribute to meeting the Government's anticipated reforms of the planning system, which include greater digital engagement.</p>
<p>Ref: SCIR19 Great Waltham Parish Council</p>	<p>As a registered consultee on Chelmsford City Council's Local Plan database, Great Waltham Parish Council (GWPC) has considered the City Council's proposed updated Statement at a recent monthly meeting. It welcomes the opportunity to offer constructive comments which reflect the demands, needs and aspirations of its parishioners.</p> <p>Generally, GWPC is comfortable with the content of the document, although it is mindful that further change may become necessary depending on the outcome of the current consultation on the Ministry of Housing, Communities &amp; Local Government's recently issued Planning for the Future white paper. However, as things stand, GWPC does have significant reservations regarding one particular aspect of the City Council's proposals. It considers the proposed withdrawal of the service to produce and post notification letters to individual neighbours affected by a particular planning application as regressive and unwelcome. It believes such an action takes insufficient account of the inability of some parishioners to physically access other proposed non-digital methods of notification (e.g. site notices). It also then fails to recognise that a significant number of parishioners lack digital (online) access; this means they will be unable, as an alternative, to effectively and conveniently monitor (and/or be automatically alerted to) proposed developments which may affect them.</p> <p>For these reasons GWPC believes this particular proposal is detrimental to and does not serve the best needs of its parishioners and should not be progressed. Its implementation would represent the withdrawal of a valued</p>	<p>The SCI includes commitments to greater use of digital and interactive technology.</p> <p>In the short term during the coronavirus pandemic, we will continue to notify residents by post.</p> <p>In the longer term, we plan to change the way residents are notified about applications. Residents will be encouraged to use a self-service system where they can register to be notified about planning applications close to where they live.</p> <p>This will be launched later this year, and will be widely promoted.</p> <p>It will also contribute to meeting the Government's anticipated reforms of the planning system, which include greater digital engagement.</p>

<b>Consultee</b>	<b>Comment</b>	<b>CCC Response</b>
	amenity and risks the creation of a significant cohort of people who would be effectively excluded from the planning consultation process.	

<b>APPENDIX 3 List of Stakeholders and Organisations Consulted</b>	Confederation of Passenger Transport UK	Harlequin Ltd
	Danbury Parish Council	Havering CCG
3 - Community	Data Energy Management Services Ltd	Havering London Borough
Abbes, Beauchamp & Berners Roding Parish Council	Defence Infrastructure Organisation (DIO)	Health and Safety Executive
Abellio Greater Anglia	Department for Transport (DfT)	Hertfordshire County Council
Access Energy Solutions Ltd	E.ON UK Plc	High Easter Parish Council
Accord Energy Limited	East Hanningfield Parish Council	High Ongar Parish Council
Anglian Water	East Herts District Council	Highways England
Anglian Water Services Ltd	Ecotricity	Highwood Parish Council
Arriva The Shires and Essex	EDF Energy	Historic England
Atkins Telecom	EE	Hullbridge Parish Council
Barking & Dagenham CCG	Energetics Electricity	Ingatestone & Fryerning Parish Council
Barnston Parish Council	Enfield CCG	Intergen
Basildon & Brentwood CCG	ENGIE	KPN (c/-Instalcom)
Basildon Borough Council	ENI UK Ltd	Landscape Planning Group Ltd
Billericay Town Council	Environment Agency	Langford & Ulting Parish Council
Black Notley Parish Council	Epping Forest District Council	Little Baddow Parish Council
Blackmore, Hook End & Wyatts Green Parish Council	esperance energies	Little Dunmow Parish Council
Boreham Parish Council	Essex & Suffolk Water	Little Waltham Parish Council
Braintree District Council	Essex Ambulance Service NHS Trust	London Borough of Enfield
Brentwood Borough Council	Essex County Council	London Borough of Redbridge
British Energy Generation Limited	Essex County Fire & Rescue Service	London Energy PLC
Broomfield Parish Council	Essex Wildlife Trust	Maldon District Council
Broxbourne Borough Council	Felsted Parish Council	Margaret Roding Parish Council
BSKYB Telecommunication Services Ltd	First Buses	Margaretting Parish Council
BT Openreach	Flich Green Parish Council	Marine Management Organisation
Burnham-on-Crouch Town Council	Forestry Commission England	Mashbury Parish Council
Castle Point & Rochford CCG	G.T.C/Utility Grid Installations	Mid Essex CCG
Castle Point Council	Galleywood Parish Council	Mid Essex Hospital Services NHS Trust
Centrica Barry/ Generation/ KL/ PB/ RPS LTD	Global Utility Connections	Mid Essex Primary Care Trust
CenturyLink Communications UK Limited	Good Easter Parish Council	Mobile Broadband Network Limited
CH Jones (KeyGas ) Ltd	Good Energy Ltd	Mobile Operators Association
Chignal Parish Council	Great & Little Leighs Parish Council	Monal Utilities Ltd
CityFibre	Great Baddow Parish Council	Mountnessing Parish Council
Civil Aviation Authority	Great Notley Parish Council	Natural England
Colchester Borough Council	Great Waltham Parish Council	Neos Networks
Cold Norton Parish Council	Greater London Authority	Network Rail
	H M Prison Service	New Connections to EDF

NHS England East	Stephenson's of Essex Ltd
NHS Mid and South Essex Sustainability and Transformation Partnership	Stock Parish Council
NHS Property Services Ltd	Stow Maries Parish Council
NHS South East and South West Essex	Terling and Fairstead Parish Council
NIBS Buses	Thames Gateway South Essex Partnership Ltd
North East Essex CCG	The Coal Authority
North Fambridge Parish Council	The National Trust
Office of Rail Regulation	The Renewable Energy Company Ltd
Opus Energy Ltd	The Theatres Trust
Pleshey Parish Council	Three
Police, Fire & Crime Commissioner for Essex	Thurrock Borough Council
Purleigh Parish Council	Total Gas and Power Ltd
R WEN Power	Transport for London
Ramsden Bellhouse Parish Council	UK Power Networks
Ramsden Crays Parish Council	Uskmouth Power Company Ltd
Rawreth Parish Council	Utility assets Ltd
Rayleigh Town Council	Uttlesford District Council
Rayne Parish Council	Verizon Business
Redbridge CCG	Virgin Homes Energy Ltd
Regal Busways	Virgin Media Services
Rettendon Parish Council	Vodafone
Rochford District Council	Vodafone and O2
Roxwell Parish Council	Waltham Forest CCG
Sandon Parish Council	West Essex CCG
Scottish & Southern Energy Pipelines	West Hanningfield Parish Council
Shotgate Parish Council	Willingale Parish Council
Sota	Woodham Ferrers & Bicknacre Parish Council
South East LEP	Woodham Mortimer with Hazeleigh Parish Council
South Hanningfield Parish Council	Woodham Walter Parish Council
South Woodham Ferrers Town Council	Writtle Parish Council
Southend Borough Council	
Southend CCG	
Southern Electric	
SP PowerSystems	
Spacia/Network Rail	
Sport England	
Springfield Parish Council	
SSE Pipelines Ltd	

## Draft Statement of Community Involvement

### Appendix 4 - Schedule of Proposed Changes

Underlined text – is additional text

~~Strikethrough text~~ – is to be removed

Page/section	Proposed change	Reason for change
Section 3 c), Page 14, end of 3 <sup>rd</sup> paragraph	Add the following text: <u>A similar process will be followed where a Neighbourhood Group wants to modify a made Neighbourhood Plan, depending on the scale of the changes proposed.</u>	To better reflect current legislation
Section 4 b), page 22	Amend text: Publish details of all planning applications on <u>our planning portal Public Access, reached via our website</u>  Publish your comments <u>alongside the application details</u> on <del>our website</del> Public Access, or a summary if they are hand written	For accuracy
Section 4 b), page 22	Amend text: View <u>documents and sign up to be notified about planning applications on the self-service system on</u> Public Access, where you can <u>also</u> :	For clarity



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## Schedule of Proposed Changes

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## Chelmsford City Council Cabinet

8 September 2020

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### Adoption of Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document

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Report by:

Cabinet Member for Sustainable Development

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Officer Contact:

Claire Stuckey, [claire.stuckey@chelmsford.gov.uk](mailto:claire.stuckey@chelmsford.gov.uk), 01245 606475

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The attached report was considered by the Chelmsford Policy Board on 16 July 2020 and the relevant minute of that meeting reads as follows:

#### 9. Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

Chelmsford City Council was one of twelve partner local authorities working with Natural England to implement the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The Strategy set out a long-term strategic approach to avoid and mitigate recreational disturbance on European designated sites along the Essex Coast, from an increasing residential population arising from new housebuilding throughout the County. The RAMS was adopted by the City Council in March 2019.

The aim of RAMS was to prevent bird and habitat disturbance from recreational activities through a series of management measures which encourage all coastal visitors to enjoy their visits in a responsible manner. It enabled a housebuilder to make a monetary 'developer contribution' towards the delivery of strategic mitigation measures to help

address recreational pressures that would otherwise occur, instead of needing to provide bespoke mitigation themselves.

The RAMS Supplementary Planning Document (SPD) provided a county-wide mechanism for securing developer contributions to fund measures identified in the Strategy. It distilled the Strategy document into a practical document for use by local planning authorities, developers and the public and was returning to the Board following public consultation.

A statement was made by a member of the public who questioned whether the Strategy gave sufficient attention to the principle of avoiding harm to habitats in the first place. He believed that the proposed approach favoured the speeding up of the planning application process at the expense of providing adequate protection to the environment. He also referred to the government's intention to consult on changing its approach to environmental assessment and mitigation in the planning system and asked whether it would be prudent to defer making judgement on the Strategy until any new arrangements that resulted from that were in place.

In response to those points, officers said that Natural England had signed off the Essex Coast RAMS, which was one of several such strategies elsewhere in the country. It had also been accepted by a recent Planning Inspector during an Examination of the North Essex Part 1 Local Plan and there was no evidence that RAMS did not work. One of the principal aims of such strategies was to avoid the impact of development on sensitive wildfowl habitats and whilst it could speed up the planning application process, this was alongside ensuring that effective mitigation measures were taken. The government had announced the publication of a new White Paper on changes to the planning system but it was not known what the timetable would be for making any change, and in the meantime the RAMS complied with existing policy. Should that policy change, the RAMS monitoring process would enable it to be adapted.

When discussing the Strategy and SPD, members of the Board referred to the impact the Strategy would have on development in South Woodham Ferrers, which was within a zone where greater measures would be required from developers. Asked whether developers in that area should still have the option to make their own mitigation arrangements, officers said that although the RAMS was voluntary most developers were unlikely to do so as making the required contributions was likely to be a more cost effective and quicker process. The level of contributions was based on the forecast of the number of dwellings expected to be provided in Essex and the cost of the mitigation measures needed to offset that growth and was set at a level that would be viable and affordable to developers. South Woodham Ferrers was closer to the coast and therefore measures beyond the standard financial contributions could need to be taken by developers to mitigate the recreational harm that new housing could cause to the coastal habitats of birds, in line with the Local Plan site allocation policy.

In response to a question as to why the Strategy only dealt with the protection of bird habitats, officers said that the European sites had predominantly been designated to protect the waders and wildfowl wintering in Essex coastal areas. The mitigation measures set out in the strategy and SPD would benefit other wildlife and habitats.

RESOLVED that

1. The Cabinet be recommended to adopt the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document presented in Appendix 2 to the report to the meeting.
2. The Cabinet be recommended to adopt the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document Adoption Statement presented in Appendix 3, and that it be published in accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
3. The Cabinet be recommended to adopt the 'You Said We Did' Feedback Report, presented in Appendix 1 and that it be published.
4. The Cabinet be recommended to adopt SEA/HRA Screening Report, presented in Appendix 4, that it be published.
5. The Cabinet be recommended to authorise Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development to make minor changes to the Supplementary Planning Document, Adoption Statement, You Said We Did Feedback Report and SEA/HRA Screening Report in Appendices 1 – 4 should it be necessary before adoption/publication, and to undertake all the necessary legal and procedural adoption processes.
6. The role of Chelmsford City Council as the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy project 'Accountable Body' for a period of three years, subject to the signing of a 'Partnership Agreement', be noted.

The Cabinet is requested to consider the recommendations of the Policy Board.



## Chelmsford City Council Chelmsford Policy Board

16 July 2020

# Adoption of the Essex Coast Recreational Disturbance Avoidance & Mitigation Strategy Supplementary Planning Document

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Report by: Director for Sustainable Communities

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### Officer contacts:

Claire Stuckey, [claire.stuckey@chelmsford.gov.uk](mailto:claire.stuckey@chelmsford.gov.uk), 01245 606475

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### Purpose

The purpose of this report is to update the Chelmsford Policy Board on the outcome of public consultation on the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document and to recommend to the Council's Cabinet that the revised SPD, presented in Appendix 2, be adopted. It also provides an update on work for Chelmsford City Council to become the project 'Accountable Body' for a period of three years, subject to the signing of a 'Partnership Agreement'.

### Recommendation:

1. To consider the contents of the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document, presented in Appendix 2, and recommend to the Council's Cabinet that it be adopted.
2. To consider the contents of the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document Adoption Statement, presented in Appendix 3, and recommend to the Council's Cabinet that it be published in accordance with Regulation 14 of the Town and Country Planning (Local planning) (England) Regulations 2012 (as amended).

3. To consider the contents of the 'You Said We Did' Feedback Report, presented in Appendix 1, and recommend to the Council's Cabinet that it be published.
4. To consider the contents of the SEA/HRA Screening Report, presented in Appendix 4, and recommend to the Council's Cabinet that it be published.
5. That the Board recommend to the Council's Cabinet that the Director of Sustainable Communities in consultation with the Cabinet Member for Sustainable Development be authorised to make minor changes to the Supplementary Planning Document, Adoption Statement, You Said we Did Feedback Report and SEA/HRA Screening Report in Appendices 1 – 4 should it be necessary before adoption/publication, and to undertake all the necessary legal and procedural adoption processes.
6. To note that Chelmsford City Council will become the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy project 'Accountable Body' for a period of three years, subject to the signing of a 'Partnership Agreement'.

## 1. Introduction

- 1.1 Chelmsford City Council (CCC) is one of twelve partner local authorities who are working together, along with Natural England, to implement the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS). The Strategy sets out a long-term strategic approach to avoid and mitigate recreational disturbance on European designated sites along the Essex Coast, from an increasing residential population arising from new housebuilding throughout the County. The RAMS was adopted by CCC in March 2019.
- 1.2 The RAMS aims to prevent bird and habitat disturbance from recreational activities through a series of management measures which encourage all coastal visitors to enjoy their visits in a responsible manner. Natural England has identified the need for a RAMS to ensure compliance with the Habitat Regulations<sup>1</sup>.
- 1.3 The RAMS enables a housebuilder to make a monetary 'developer contribution' towards the delivery of strategic mitigation measures to help address recreational pressures that would otherwise occur, instead of needing to provide bespoke mitigation themselves. CCC has been collecting developer contributions on all new qualifying residential developments since November 2018.
- 1.4 The RAMS Supplementary Planning Document (SPD) provides a county-wide mechanism for securing developer contributions to fund measures identified in the Strategy. It distils the Strategy document into a practical document for use by local planning authorities, developers and the public. At the meeting on 5 March 2019, Cabinet considered the draft SPD and approved it for public consultation. This was undertaken by Essex Place Services across all the Essex authorities for six weeks in January and February 2020. A summary of the main issues raised in the consultation responses and how they have been used to inform the revised SPD is presented in a 'You Said We Did' feedback report in Appendix 1. The revised SPD is attached in Appendix 2.

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<sup>1</sup> Conservation of Habitats and Species Regulations 2017, as amended (commonly known as the 'Habitats Regulations')

- 1.5 CCC has offered to initially manage and administer all the developer contributions on behalf of all the Essex authorities. This will avoid the duplication of resources across the Councils and keep administration costs to a minimum. A 'Partnership Agreement' has been prepared for all of the authorities to sign up to which will formalise the arrangements with CCC and set out how its costs for undertaking this role will be recovered.

## 2. Background

- 2.1 The Essex coastline extends from the Thames Estuary in the south, northwards to the port of Harwich and the Stour Estuary. The coastline is extremely diverse and features a variety of habitats and environments and which are internationally important for wildlife. Most of the Essex Coast is designated under the UK Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') as part of the European Natura 2000 network. This includes Special Protection Areas, Special Areas of Conservation and Ramsar sites, which are defined as Habitats sites in the National Planning Policy Framework (2019).
- 2.2 There are 10 Habitats sites in the Essex Coast RAMS areas including the Crouch and Roach Estuaries SPA and Ramsar at South Woodham Ferrers. The sites are shown in Figure 2.1 on page 4 of the SPD in Appendix 2.
- 2.3 The Essex coast provides opportunities for a range of recreational activities including dog walking, hiking, cycling and sailing. Research undertaken to inform the RAMS shows that housing growth is likely to increase the number of people visiting these sensitive coastal areas. This could create the potential for impacts from increased recreational disturbance to the birds and their habitats unless adequately managed.
- 2.4 Natural England, the Government's advisor for the natural environment in England identified the need for a strategic approach, or RAMS, to understand the likely increased recreational impacts and to identify effective avoidance and mitigation measures. Accordingly, Essex local authorities have worked together with Natural England on a RAMS. Essex County Council Places Services were commissioned to prepare the RAMS and SPD on behalf of the partners. RAMS have been successfully implemented throughout other areas of the country for example, in the Solent, Thames Basin Heaths and North Kent.
- 2.5 The commitment to prepare and implement the RAMS and SPD is set out in the adopted Chelmsford Local Plan 2013-2036. The RAMS will support sustainable residential growth in Essex while protecting Habitats sites and their wildlife from the increased disturbance from recreation associated with a growth in population. Specifically, it will enable planned housing and associated population growth within the strategy area to go ahead, without adversely affecting the designated features of the Habitats sites.

### 3. Consultation on the Essex RAMS Supplementary Planning Document

3.1 The draft SPD was published for consultation for six weeks between 10 January 2020 and 21 February 2020 in accordance with the planning consultation requirements of each partner Council. A wide range of organisations and individuals were consulted on the draft SPD across Essex including:

- Statutory bodies including neighbouring Councils, local Parish and Town Councils and Government bodies such as Natural England;
- Local stakeholders including the RSPB and Essex Wildlife Trust;
- Developers and landowner and their agents;
- Local businesses, voluntary and community groups, and
- The public.

3.2 The consultation material was available to view and comment on the Essex County Council 'Citizen Space consultation portal' and to view from partner Council main offices and at a number of local public libraries during the consultation period. Information was also provided on the partner Council websites and the project Bird Aware website [www.essexcoast.birdaware.org](http://www.essexcoast.birdaware.org).

3.3 Each Council sent direct emails/letter notifications to consultees registered on their Local Plan consultation databases. A public notice was also included in the Essex Chronicle to advise how to respond and the consultation dates and information on the consultation was also posted on social media.

3.4 The SPD consultation received a total of 146 comments, 87 of these being from Essex residents and 59 being from various organisations including Natural England, Essex County Council, the RSPB, the Marine Management Organisation and South Woodham Ferrers Town Council. Of the resident responses, 21 were made from residents of Chelmsford. All the responses are available to view online at <https://consultations.essex.gov.uk/place-services/the-essex-coast-rams-spd/>

3.5 Comments were received on a wide range of themes, relating to the SPD, the RAMS document itself and also the format of the consultation exercise. The main issues that were raised included:

- Confusion about the purpose and aims of the RAMS;
- Scope and detail of mitigation measures;
- Concern regarding the effectiveness of the RAMS approach;
- Query whether the right key stakeholders have been involved in the RAMS;
- Questioning the status of protected wildlife sites following the UK's withdrawal from the European Union;
- Concern that RAMS will enable inappropriate development to be allowed;
- Suggestions that money should be spent on other projects;
- Concern with the calculation and definition of the Zones of Influence;
- Arguments that the tariff is set too high, or alternatively too low;

- Questions over the adequacy of the proposed budget and staff to deliver project across such a wide area;
- Concerns about monitoring (both in relation to the tariff and Zones of Influence);
- Suggestion that other land uses (other than residential) should come within the scope of the tariff;
- Perceived conflict of RAMS purpose (protecting against recreational disturbance) and aims with the England Coastal Path project (increasing public access to the coast);
- Concerns that RAMS will impact on existing and future strategies and aspirations for tourists and residents to access and enjoy the coast, for economic growth and health and wellbeing; and
- Suggestions that alternatives to paying into the RAMS should either not be allowed, or that alternative approaches should be more clearly set out.

3.6 In response to the various comments received, Essex Place Services have produced a 'You Said, We Did' document which considers the comments and recommends whether or not changes to the SPD are required. These have been considered by the RAMS Steering Group of Officers from the twelve Essex Authorities and a revised version of the SPD has been agreed. The main revisions include:

- A glossary and list of acronyms and a description of what they mean is now included at the beginning of the SPD;
- A clearer description of how overheads and other costs have been identified within the RAMS mitigation package;
- The first paragraph of the SPD will be amended to state 'birds and their habitats' rather than 'Wildlife' to make it clearer from the outset as to what type of wildlife the RAMS and the SPD is primarily seeking to protect;
- More recognition of the South East Marine Plan and the East Inshore and East Offshore Marine Plans which, when adopted, will become part of the statutory Development Plan for the relevant Councils
- An amendment to include reference to fishing / bait digging to paragraph 2.2 is proposed;
- Reference to the 'Outer Thames Estuary SPA' rather than the 'Thames Estuary SPA' is proposed;
- Previous maps replaced with higher resolution images;
- Additional clarification within Paragraph 3.7 making the SPD more explicit regarding proposals for single dwellings being subject to the RAMS tariff;
- More explanation of requirements of development proposals in regard to statutory HRA procedures and on-site mitigation, and that the specific effects the RAMS will mitigate in accordance with Regulation 122 of the CIL Regulations;
- More justification for the inclusion of C2 Residential Institutions and C2A Secure Residential Institutions as being liable for tariff payments;
- Inclusion of the National Planning Policy Framework (NPPF) within the 'useful links' section;
- Clarification that non-residential proposals are exempt from the tariff;

- Amendments to the map in Appendix 2 of the Essex Coast RAMS SPD SEA/HRA Screening Report (presented in Appendix 4 to this report) be amended to reflect the Outer Thames SPA designation;
- Clarification on the requirements for project-level Habitat Regulations Assessment (HRA) and Appropriate Assessment (AA) of development proposals which will explore the hierarchy of avoidance and mitigation, and that the SPD is relevant to 'in-combination' recreational effects only;
- Clear explanation that the intention of Essex Coast RAMS mitigation is to enable the conclusion of no adverse effect on the integrity of the international designated sites;
- Removal, from the relevant map in the SPD and RAMS Strategy, all areas of Suffolk from the Zone of Influence; and
- Clearer explanation of the relationship between the effects of a population increase resulting from net new dwelling increases.

3.7 In addition, further changes have been made to ensure that the revised SPD is up to date including:

- Clarification that ways of paying the tariff contributions varies between partner Councils;
- Reference to the governance arrangements for the RAMS including the Project Board and Essex Coastal Forum; and
- Clarification that the RAMS monitoring framework will be agreed on appointment of the delivery officer.

3.8 The entire 'You Said, We Did' Feedback Report is presented in Appendix 1 and the revised SPD is at Appendix 2.

3.9 Natural England were involved with the preparation of the draft SPD so did not make any specific comments on it in their consultation representation. However, Natural England have reviewed the revised SPD and confirmed that they endorse it.

3.10 Following adoption of the SPD, it becomes a material consideration that can be taken into account in the determination of planning applications. As soon as reasonably practical following adoption of the SPD, Regulation 14 of the Town and Country Planning (Local planning) (England) Regulations 2012 (as amended) require the Council to make available the SPD and an Adoption Statement. The Council is also required to send the Adoption Statement to anyone who has asked to be notified of the adoption of the SPD. A copy of the Adoption Statement is presented in Appendix 3.

3.11 Although the Council is not obliged to adopt the SPD a decision not to do so would not remove the Council's duties under the Habitats Regulations and would not remove the need to implement the RAMS, or another appropriate strategy, to avoid or mitigate the impacts of new housing on the integrity of habitats sites. Failure to avoid or mitigate the impacts of recreational disturbance arising from new housing in the determination of planning applications would leave decisions vulnerable to legal challenge. The RAMS Document and SPD are intended to ensure the Council's obligations under the Habitats

Regulations are effectively discharged. Failure to do adopt the SPD would be contrary to the Council's adopted Local Development Scheme.

3.12 It is anticipated that each partner local authority will adopt the revised SPD in 2020.

#### 4. SEA/HRA Screening Report

4.1 A Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening Report was published alongside the draft SPD.

4.2 The SEA process seeks to ensure that environmental and possibly other sustainability aspects are considered effectively in plans and programmes. The HRA process seeks to ensure that plans and programmes are not likely to result in significant effects on any nationally or internationally designated wildlife sites known as European sites, either alone or 'in combination' with other plans or programmes.

4.3 The SEA/HRA screening report determines that there would be no significant effects on the environment resulting from the SPD and therefore that a SEA is not required. It also concludes that the SPD cannot have any negative effects on designated wildlife sites so there is no requirement to undertake further assessment under the Habitats Regulations 2017.

4.4 The following changes have been made to the SEA/HRA Screening Report in light of consultation comments received:

- References have been made to refer to the RAMS seeking to 'enable the conclusion of no adverse effect on the integrity of the Habitats sites' rather than the previous wording - ensuring that there will be no significant effects on the Habitats sites; and
- Inclusion of updated maps in the Appendices to be consistent with the revised SPD.

4.5 The updated SEA/HRA Screening Report is presented in Appendix 4 to this report.

#### 5. Partnership Agreement

5.1 The RAMS Strategy identifies the mitigation measures needed over the project period to 2038 and their estimated cost at £8,900,000. The estimated number of dwellings to be built within the project Zones of Influence is around 73,000 over the same period, equating to the per dwelling charge of around £120.

5.2 To date, the money collected from tariff contributions is being held by individual partner authorities. Going forward, the tariff contributions will be 'pooled' together into a single RAMS mitigation pot, to be administered by the project Accountable Body.

5.3 Following agreement by CCC's Management Team and the Cabinet Member for Sustainable Communities, CCC has offered to be the initial project Accountable Body for three years and a legal agreement has been prepared to set out the roles, responsibilities and costs for each partner Council.

5.4 As Accountable Body, the Council will hold all tariff contributions from the twelve partner Councils. It will also employ the full-time Delivery Officer to oversee the project and who will be funded from the tariff contributions.

5.5 A legal agreement, has been drawn up by CCC Legal with the input of Officers in Planning Policy, Finance and HR. This ensures that the risks and costs associated with implementing and administering the project are shared amongst partners and ensures that CCC recoups its costs for being the Accountable Body including annual Delivery Officer line management costs and accountancy costs. It also requires partners to perform and fulfil the tasks assigned to them by the Accountable Body or risk exclusion from the arrangement. The Accountable Body role will pass to another partner Council after three years.

## 6. Conclusion

6.1 Once adopted, the SPD will be a material consideration in the determination of planning applications. As such, it will help to protect the wildlife of the Essex coast from the increased visitor pressure associated with new residential development in-combination with other plans and projects. It will also support the implementation of the Chelmsford Local Plan 2013-2036.

6.2 Being the Accountable Body and employing the Delivery Officer will enable CCC to oversee the effective administration and use of tariff contributions. The project will also build on CCC's successful track record of leading Essex-wide partnership projects such as South Essex Parking Partnership.

## List of Appendices

Appendix 1 – You Said We Did Feedback Report

Appendix 2 – Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document

Appendix 3 – Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document Adoption Statement

Appendix 4 – SEA/HRA Screening Report

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## Background papers

None

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## Corporate Implications

Legal/Constitutional:

The Conservation of Habitats and Species Regulations 2017, as amended, require the Council as a 'competent authority' to ensure that planning permission is not granted for development that will have an adverse impact upon a protected site in its administrative area, unless appropriate mitigation is sought. Any mitigation is a requirement of legislation so must be delivered.

Although the UK Government is currently in a 'transition period', usual business applies with regard to European Directives. As such, for the purposes of the RAMS project, the Directives will still apply.

Financial:

CCC's contribution toward the cost of the RAMS project has been met through the agreed Local Plan budget. Officers from the Council's Spatial Planning Team have been actively involved in the Officer Steering Group for RAMS.

CCC has offered to be the initial project 'Accountable Body' to manage and administer all the developer contributions on behalf of all the Essex authorities. This will avoid the duplication of resources across the Councils and keeping administration costs to a minimum. There should be no financial disadvantage to CCC being the Accountable Body as costs will be recouped e.g. annual Delivery Officer HR line management costs and annual financial management costs.

The cost for administering the RAMS tariff and for the Supplementary Planning Document consultation are covered by existing budget provision.

Potential impact on climate change and the environment:

The purpose of the RAMS project is to ensure that the integrity of habitats sites along the Essex coast can be effectively preserved. The SPD provides a distillation of the RAMS strategy for the use of applicants, developers and the Council's development management team. In doing so, it will enable the Council to more effectively protect, enhance and conserve habitats and species through the planning process.

Contribution toward achieving a net zero carbon position by 2030:

There are no contributions arising directly from this report.

Personnel:

CCC has a S106 Monitoring Officer in post who is responsible for administering the RAMS tariff payments.

Staff are already in the Spatial Planning Team who will line manage the project Delivery Officer and their time for this will be recouped through the legal Partnership Agreement.

Risk Management:

The RAMS is needed to deliver the new Local Plan. The RAMS and Supplementary Planning Document will reduce the risk of legal challenges by ensuring that all applications that pay the tariff comply with the Habitats Regulations.

Equalities and Diversity:

An Equality and Diversity Impact Assessment has been undertaken for the Council's adopted Local Plan.

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 Essex Coast RAMS has the potential to impact on the 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.

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Consultees:

Development Management  
Legal Services  
Accountancy Systems & Exchequer  
Human Resources

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Relevant Policies and Strategies:

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

Chelmsford Local Plan 2013-2036, 2020  
Draft Planning Obligations Supplementary Planning Document, 2018  
Statement of Community Involvement, 2018  
Climate and Ecological Emergency Action Plan, January 2020

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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.



# Essex Coast Recreational disturbance Avoidance and Mitigation Strategy

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## Supplementary Planning Document (SPD)

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You Said We Did - Consultation Report  
April 2020



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## Glossary

Appropriate Assessment	Forms part of the Habitats Regulations Assessment
Annual Monitoring Report	Provides information on all aspects of a planning department's performance.
Community Infrastructure Levy	A charge which can be levied by local authorities on new development in their area to help them deliver the infrastructure needed to support development.
Competent Authority	Has the invested or delegated authority to perform a designated function.
England Coast Path	Natural England are implementing the Government scheme to create a new national route around the coast of England
General Permitted Development Order	The Town and Country Planning (General Permitted Development) (England) Order 2015 is a statutory instrument that grants planning permission for certain types of development (such development is then referred to as permitted development).
House in Multiple Occupation	A property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen.
Habitats sites	Includes SPA, SAC & Ramsar sites as defined by NPPF (2018). Includes SPAs and SACs which are designated under European laws (the 'Habitats Directive' and 'Birds Directive' respectively) to protect Europe's rich variety of wildlife and habitats. Together, SPAs and SACs make up a series of sites across Europe, referred to collectively as Natura 2000 sites. In the UK they are commonly known as European sites; the National Planning Policy Framework also applies the same protection measures for Ramsar sites (Wetlands of International Importance under the Ramsar Convention) as those in place for European sites.
Habitats Regulations Assessment	Considers the impacts of plans and proposed developments on Natura 2000 sites.
Impact Risk Zone	Developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals. They cover areas such as SSSIs, SACs, SPAs and Ramsar sites.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
Natural England	Natural England - the statutory adviser to government on the natural environment in England.
National Planning Policy Framework	Sets out government's planning policies for England and how these are expected to be applied.

Recreational disturbance Avoidance and Mitigation Strategy	A strategic approach to mitigating the 'in-combination' recreational effects of housing development on Habitats sites.
Ramsar site	Wetland of international importance designated under the Ramsar Convention 1979.
Section 106 (S106)	A mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.
Section 278 (S278)	Allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of planning approval.
Special Area of Conservation	Land designated under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.
Special Protection Area	Land classified under Directive 79/409 on the Conservation of Wild Birds.
Supplementary Planning Document	Documents that provide further detail to the Local Plan. Capable of being a material consideration but are not part of the development plan.
Site or Specific Scientific Interest	A Site of Special Scientific Interest (SSSI) is a formal conservation designation. Usually, it describes an area that is of particular interest to science due to the rare species of fauna or flora it contains.
Unilateral undertaking	A legal document made pursuant to Section 106 of the Town and Country Planning Act 1990, setting out that if planning permission is granted and a decision is made to implement the development, the developer must make certain payments to the local authority in the form of planning contributions.
Zone of Influence	The Zol identifies the distance within which new residents are likely to travel to the Essex coast Habitats sites for recreation.



## Acronyms

AA	Appropriate Assessment
AMR	Annual Monitoring Report
CIL	Community Infrastructure Levy
EA	Environment Agency
EC	European Commission
EEC	European Economic Community
EWT	Essex Wildlife Trust
FAQ	Frequently Asked Questions
GPDO	General Permitted Development Order
HMO	House in Multiple Occupation
HRA	Habitat Regulations Assessment
LPA	Local Planning Authority
NE	Natural England
NPPF	National Planning Policy Framework
RAMS	Recreational disturbance Avoidance and Mitigation Strategy
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation
SIP	Site Improvement Plan
SMART	Specific, Measurable, Attainable, Relevant & Timely
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site or Specific Scientific Interest
UK	United Kingdom
UU	Unilateral undertaking
ZoI	Zone of Influence

## 1. About the RAMS

### **Background context**

- 1.1 The Essex Coast RAMS was initiated by Natural England, the government's adviser for the natural environment in England, in 2017. Natural England identified the Habitats sites and local planning authorities that should be involved in the Essex Coast RAMS based on existing evidence of visitor pressure. Essex County Council provides an advisory role but are not one of the RAMS local authority partners.
- 1.2 The Essex Coast is rich and diverse and has many protected habitats sites (also referred to as European sites and Natura 2000 sites). These sites are protected by the Conservation of Habitats and Species Regulations (2017). Joint working offers the opportunity to protect the Essex Coast from increased recreational disturbance as a result of new housing across Essex. Likely significant effects to habitats sites from non-residential development will be considered, through Habitat Regulations Assessments, on a case by case basis by the relevant local planning authority in consultation with Natural England. A Habitat Regulations Assessment has been/ will be completed for each of the projects that form part of the England Coast Path.
- 1.3 There are numerous examples elsewhere around the country of mitigation strategies that avoid and mitigate the impacts of recreational disturbance on habitats sites, such as Bird Aware Solent, Bird Wise North Kent and Thames Basin Heaths. This is a new and growing area in the conservation community and those working on mitigation strategies regularly share good practice and assist each other.
- 1.4 Visitor surveys were carried out at key locations within each of the Habitats sites. Zones of Influence (Zoi) were calculated for each Habitats site using the survey data and these are used to trigger developer contributions for the delivery of avoidance and mitigation measures.

### **Development of the strategy**

- 1.5 The Essex Coast RAMS Strategy Document was completed in January 2019. Natural England provided advice throughout the preparation of the Essex Coast RAMS Strategy and 'signed off' the RAMS Strategy Document before it was finalised and adopted by local planning authorities. The local planning authority partners are collecting RAMS contributions for development within the Zone of Influence (Zoi), which will be spent on the mitigation measures package detailed in the RAMS Strategy Document. Mitigation measures are listed as: immediate, shorter to medium-term, and longer-term projects. A contingency is included and an in-perpetuity fund will be established. The first measure is staff resources: The Delivery Officer and then two rangers.

- 1.6 Through the provision of a per dwelling tariff, the RAMS enables the achievement of proportionate mitigation measures and enables development proposals of all scales to contribute to necessary mitigation. The RAMS is fully funded by developer contributions.
- 1.7 During development of the Strategy Document workshops were held with key stakeholders with local and specialised knowledge to capture the mitigation measures considered as most effective to avoid the impacts likely to result from increased recreational pressure.

### **A flexible approach to mitigation**

- 1.8 The costed mitigation package (Table 8.2 of the RAMS Strategy Document) includes an effective mix of measures considered necessary to avoid likely disturbance at key locations with easy public access. The package is flexible and deliverable and based on best practice elsewhere in England. A precautionary approach has been adopted, with priority areas for measures identified as those which have breeding SPA birds which could conflict with high numbers of summer visitors to the coast and those with important roosts and foraging areas in the winter. Sensitive habitats have also been identified for ranger visits. The mitigation package prioritises measures considered to be effective at avoiding or mitigating recreational disturbance by Habitats sites managers. For example, Maldon District Council are managing water sports on the Blackwater estuary. Encouraging responsible recreation is a key measure endorsed by land managers of important wildlife sites across the country, including Natural England, RSPB and the wildlife trusts. These bodies regularly provide educational material at sites to encourage visitors to comply with key objectives.
- 1.9 The RAMS is intended to be a flexible project that can adapt quickly as necessary. The rangers will quickly become familiar with the sites and areas that are particularly sensitive, which may change over time, and sites that experience a high number of visitors. The rangers on the ground experience will steer the project and necessary measures.

### **Monitoring and review process**

- 1.10 The Essex Coast RAMS will provide a flexible and responsive approach, allowing it to respond to unforeseen issues. Close engagement will continue with Natural England who will be able to advise if recreational disturbance is increasing at particular Habitats sites and specific locations. Thus, enabling these locations to be targeted by the rangers to have an immediate impact. Updated visitor surveys, which are included in the mitigation package, will enable the Zol to be reviewed and expanded if it is shown that visitors are travelling further than previously found. There is scope to adjust the tariff too if it is shown that contributions are not covering the identified measures, if the Zol is made smaller or to respond to changes in housing numbers across Essex.

- 1.11 The Essex Coast RAMS will be monitored and reviewed on a regular basis by the RAMS project staff. The Essex Coast RAMS will be deemed successful if the level of bird and habitat disturbance is not increased despite an increase in population and the number of visitors to the coastal sites for recreation (paragraph 1.7 of the RAMS Strategy). The baseline has been identified in the RAMS Strategy Document and will be used to assess the effectiveness of the RAMS.
- 1.12 The effectiveness of the Essex Coast RAMS has been considered/examined as part of Chelmsford City Council's Local Plan Examination. Chelmsford City Council's Local Plan Inspector's Report states that: "*Overall, the HRA concludes that there will be no adverse effect on the integrity of European protected sites, either alone or in-combination with other plans or projects, subject to the mitigation set out in the Plan policies. Natural England agrees with these conclusions and I have no substantive evidence to counter these findings. The requirement to undertake an appropriate assessment in accordance with the Regulations has therefore been met.*" The mitigation set out in the Plan policies includes reference to the Essex Coast RAMS. The Inspector states that it is necessary to incorporate RAMS into strategic policies to ensure that all relevant development within the Zol contribute accordingly and reference to RAMS should be incorporated into several site allocation policies. These modifications will be incorporated into the adopted Local Plan.

## 2. Introduction

- 2.1 The Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) focuses on the mitigation that is necessary to protect the wildlife of the Essex Coast from the increased visitor pressure associated with new residential development in-combination with other plans and projects, and how this mitigation will be funded.
- 2.2 The SPD has been produced by a total of 12 Local Planning Authorities (LPAs) in Essex, which are partners in and responsible for the delivery of the RAMS. These partner LPAs are listed below:

- Basildon Borough Council
- Braintree District Council
- Brentwood Borough Council
- Castle Point Borough Council
- Chelmsford City Council
- Colchester Borough Council
- Maldon District Council
- Rochford District Council
- Southend Borough Council
- Tendring District Council
- Thurrock Borough Council
- Uttlesford District Council

## 3. Consultation

- 3.1 A draft SPD was published for consultation between Friday 10<sup>th</sup> January 2020 and Friday 21<sup>st</sup> February 2020 in accordance with the planning consultation requirements of each LPA.

- 3.2 These consultation requirements require the publication of a 'You Said We Did' report, which outlines details on who and how the public, organisations and bodies were consulted, the number of people, organisations and stakeholders who submitted comments, a summary of the main issues raised in the comments received, and the proposed amendments to the SPD that the LPAs intend to make in response to them.
- 3.3 Following the close of the consultation, all comments have been considered and the main issues summarised within Section 4 of this report. Where amendments have been deemed necessary as a result of any main issues, these will be factored into a new iteration of the SPD, prior to its adoption by each LPA. These amendments are set out in Section 5 of this report.

### **Who was consulted?**

- 3.4 The consultation was undertaken jointly by the 12 Councils and hosted by Essex County Council. The 12 Councils consulted the following bodies and persons:
- Statutory bodies including neighbouring councils, local parish and town councils, utility companies, health representatives and Government bodies such as Highways England, Natural England, Historic England and the Environment Agency;
  - Local stakeholders including the Business Forums, Essex Wildlife Trust, Sport England, and the Police;
  - Developers and landowner and their agents;
  - Local businesses, voluntary and community groups, and
  - The public.
- 3.5 For more details on the bodies consulted please contact the relevant partner council.

### **How did we consult?**

- 3.6 The consultation was available to view and comment on the Essex County Council Citizen Space consultation portal during the consultation period. The consultation material was also available to view on partner council's websites, from their main offices and at a number of local public libraries. Information was also provided on the project Bird Aware website [www.essexcoast.birdaware.org](http://www.essexcoast.birdaware.org).

- 3.7 For those who do not have access to computers, paper response forms were made available.
- 3.8 The councils sent direct emails/letter notifications to all consultees registered on their Local Plan consultation databases. A public notice was also included in the Essex Chronicle advising how to respond and the consultation dates. Information on the consultation was also posted on social media.

#### **4. Consultation comments**

- 4.1 The Essex Coast RAMS draft SPD consultation received a total of 146 comments, 87 of these being from Essex residents and 59 being from various organisations. All the comments received can be viewed in full on Essex County Council's Consultation Portal at <https://consultations.essex.gov.uk/place-services/the-essex-coast-rams-spd/>.
- 4.2 Of the resident responses, the following numbers of responses were received from individual administrative areas:
- 21 were made from residents of Chelmsford;
  - 18 were made from residents of Tendring;
  - 16 were made from residents of Basildon;
  - 14 were made from residents of Braintree;
  - 12 were made from residents of Rochford;
  - 11 were made from residents of Colchester;
  - 8 were made from residents of Maldon;
  - 6 were made from residents of Uttlesford;
  - 2 were made from residents of Brentwood;
  - 2 were made from residents of Castle Point;
  - 2 were made from residents of Southend-on-Sea; and
  - 0 were made from residents of Thurrock.

#### **5. The main issues raised**

- 5.1 Comments were received on a wide range of themes, relating to the SPD, the RAMS itself and also the format of the consultation exercise.

- 5.2 A number of themes emerge through reviewing the comments received. These themes respond to the comments that were made by a number of respondents, or otherwise pointed out areas of improvement for the SPD as consulted upon.
- 5.3 Table 1 below sets out the main issues received during the consultation. Table 2 (in Section 6) then details the changes to be made to the SPD. A summary of all representations received is included later in this report.

**Table 1 – Main issues raised**

<b>Main issues raised</b>
<b>Confusion about the purpose and aims of the RAMS</b> – including the need for jargon and acronyms to be explained; the SPD to cover all wildlife on the coast not just birds and to also address sea level rises and coastal erosion caused by climate change; confusion regarding the role of Essex County Council in implementing RAMS; confusion over who pays the tariff; and that mitigation payments should be ring fenced towards care for people not wildlife.
<b>Scope and detail of mitigation measures</b> – only relevant and necessary mitigation should be provided, based upon the scale of the proposal, its use and the site context, to accord with the Community Infrastructure Levy Regulations. SPD could also provide some examples of physical mitigation measures, for instance prevention of powered water sports or exclusions for wind powered watersports, and restrictions on off-lead dogs near areas known for ground nesting birds.
<b>Concern regarding the effectiveness of the RAMS approach</b> – concerns include it's an overly bureaucratic process to collect small sums, there is a lack of scientific evidence to demonstrate provision of alternative green space will detract from visits to SPA/Ramsar sites; question deliverability of mitigation, question provision for enforcement of tariff collection.
<b>Query whether key stakeholders have been involved in the RAMS</b> - including Essex Wildlife Trust, RSPB, Bug Life, Woodland Trust, National Trust, CPRE, British Trust for Ornithology, and local ornithology groups.
<b>Will habitats sites continue to be protected as a result of Brexit?</b>
<b>The RAMS will allow inappropriate development</b> – RAMS will allow harmful development to proceed; will fast track planning applications; no control or scrutiny of cumulative impact of smaller planning applications; does not consider development outside Zones of Influence; total avoidance of disturbance should be an option; should be no more building in Essex, and none on or adjacent to important coastal wildlife sites.
<b>Money should be spent on other projects</b> - funding should not be taken away from essential services to fund the strategy.
<b>Concern with the Zones of Influence</b> – regarded by some as too small and by others as too big; also the zoned tariff should be based upon the number of Zones of

**Main issues raised**

Influence a site is within and the distance it is away from the Zone of Influence should be applied. In addition, the mapped Zones of Influence for the Blackwater Estuary, Stour Estuary and Hamford Water stretch into the Suffolk Coast RAMS area. This could be confusing for developers of new dwellings in south Suffolk, as it implies that a contribution is required to the Essex Coast RAMS, in addition to the Suffolk Coast RAMS.

**The tariff is set too high, or alternatively too low** – e.g. not realistic, should be based on a percentage of the purchase price of a property. Also considered that the number of dwellings which are currently identified to be built over Local Plan periods until 2038 does not accurately reflect the number which will actually come forward, so the contributions collected would exceed the overall cost for the mitigation package. The tariff should also reflect the size of the dwelling so that more is paid for larger dwellings. All authorities must also test the level of contribution, alongside all their policy requirements contained in their Local Plans to ensure that the contributions are viable.

**Adequacy of proposed budget and staff to deliver project across such a wide area** – staff level and costs are too low; alternative view is that funding for personnel is excessive and the work duplicates that of other stakeholders. Also unclear what assumptions have been made in respect of overheads on top of salary costs for the staff identified as being needed.

**Concerns about monitoring (the tariff and Zones of Influence)** – monitoring should be more frequent.

**Other land uses should come within the scope of the tariff** - including tourist accommodation and caravan parks/chalets, airport related development, other commercial development.

**Perceived conflict of RAMS purpose and aims with the England Coast Path project which will increase access to the coast, and existing and future strategies for tourists and residents to access and enjoy the coast, for economic growth and health and wellbeing.**

**Alternative to paying into the RAMS should not be allowed, or if it is the process should be clarified** - developers may use this alternative as a way of avoiding the payments without showing any real commitment to the alternative. If allowed, the SPD would be more effective if it clearly sets out the process for agreeing bespoke mitigation for strategic sites.

## 6. Proposed amendments to the Supplementary Planning Document (SPD)

6.1 In response to the main issues summarised in Section 5, this report sets out a number of amendments that will be forthcoming in a new iteration of the SPD. These amendments have been agreed by all of the partner LPAs. The following table outlines this schedule of changes.

**Table 2 – Schedule of amendments to the SPD**

Amendment	
1	A glossary and list of acronyms and a description of what they mean is included within the Supplementary Planning Document (SPD); however, it is proposed that the Glossary and Acronym sections are moved to the beginning of the SPD. Further amendments to expand the Glossary and list of Acronyms included within these sections to reflect all of those used in the SPD, RAMS and supporting documents.
2	Amendments clearly setting out how overheads and other costs have been identified within the RAMS mitigation package are proposed within the SPD.
3	The first paragraph of the SPD will be amended to state 'birds and their habitats' rather than 'Wildlife' to make it clearer from the outset as to what wildlife the RAMS and the SPD seek to protect.
4	Once approved the South East Marine Plan as well as the East Inshore and East Offshore Marine Plans will become part of the Development Plan for the relevant LPAs. An amendment to recognise these Plans, and their policies, within the SPD is proposed.
5	An amendment to include fishing / bait digging to paragraph 2.2 is proposed.
6	An amendment to refer to the 'Outer Thames Estuary SPA' rather than the 'Thames Estuary SPA' is proposed.
7	Amendments to replace existing maps with higher resolution images are proposed.
8	An amendment introducing additional clarification within Paragraph 3.7 is proposed. This will ensure that the SPD is more explicit regarding proposals for single dwellings being subject to the RAMS tariff.
9	An amendment to the SPD setting out the requirements of development proposals in regard to statutory HRA procedures and on-site mitigation, and the specific effects the RAMS will mitigate in accordance with Regulation 122 of the CIL Regulations, is proposed.

Amendment	
10	An amendment justifying the inclusion of C2 Residential Institutions and C2A Secure Residential Institutions as qualifying within the scope of tariff payments is proposed.
11	Within the 'useful links' section, an amendment to include the National Planning Policy Framework (NPPF) is proposed.
12	It is proposed that the SPD is amended to set out that all non-residential proposals are exempt from the tariff.
13	It is proposed that the map in Appendix 2 of the Essex Coast RAMS SPD SEA/HRA Screening Report be amended to reference the Outer Thames SPA designation.
14	Amendments are proposed that reiterate the requirement for project-level HRA/AA of development proposals which will explore the hierarchy of avoidance and mitigation, and that the SPD is relevant to 'in-combination' recreational effects only.
15	Amendments are proposed to the SPD and the Essex Coast RAMS SPD SEA/HRA Screening Report to clearly set out that the intention of Essex Coast RAMS mitigation to enable the conclusion of no adverse effect on the integrity of the international designated sites.
16	An amendment to the relevant map in the SPD and RAMS is proposed, which will remove all areas of Suffolk from the Zone of Influence.
17	It is proposed that an amendment explaining more clearly the relationship between the effects of a population increase resulting from net new dwelling increases is included within the SPD.
18	An amendment is proposed to include all measurements in miles as well as kilometres.

## 7. Detailed summaries of the comments received

7.1 Tables 3 to 13 of this report shows a summary of the comments received during the consultation on the Essex Coast RAMS draft SPD. The summaries do not seek to identify all the issues raised in the representations. These tables however show:

- The name and type (resident / organisation) of each respondent;
- A summary of the main issues raised in the comments per section of the draft SPD; and



- The LPAs' response to each main issue and whether actions and / or amendments are considered necessary as a result.

7.2 A number of respondents suggest ideas for how to better manage visitors to the Essex Coast e.g. keep dog on leads, fencing, restore Oyster reefs. These will be reviewed by the project Delivery Officer and Rangers once they are appointed and have not been specifically responded to in tables 3 to 13.



## Section One - Introduction

**Table 3 – Section One: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	There should be no use of acronyms in the Report.	A list of acronyms and a description of what they mean is included within the Supplementary Planning Document (SPD). It is however proposed that the Acronym section is moved to the beginning of the SPD. No amendment proposed.
2	Mr Alan Hardy	Resident	I believe there is a need for clear policies and regulation and the whole document seems to take that approach. Future policy must support and enhance all Government and legal policies already existing and where necessary provide greater protection than required by statute. I think there should be greater reference to flood risk, management and mitigation and how this can impact or be integrated into recreational use and habitat protection.	The SPD is related only to those 'in-combination' recreational impacts identified through the Local Planning Authorities' (LPAs) Local Plan Habitats Regulations Assessment / Appropriate Assessment. No amendment proposed.
3	Mrs Frances Coulsen	Resident	No comments as this section seems to set out the facts.	Noted. No amendment proposed.
4	Mrs Amy Gardner-Carr	Resident	The building of homes is the threat to the natural habitat. The suggestion of a tariff for avoidance is ridiculous in the face of mounting and current evidence that destruction of habitat is having disastrous effects on wildlife. Move the builds to somewhere else, not the habitats.	The SPD is related only to 'in-combination' recreational impacts and not habitat loss. No amendment proposed.
5	Mr Brian Springall	Resident	Before protecting wildlife, the Council needs to get its housing development plans sorted & improve the district's infrastructure i.e. roads, flood protection etc.	The need for the Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) and the SPD stems from planned growth. Local Plans have been prepared or are in preparation and set out the housing need and infrastructure requirements for each Council area. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
6	Mr Terry Newton	Resident	No comments. It's an introduction and no information is given, other than to outline how you have set out the sections, and in what format you have set out the document.	Noted. No amendment proposed.
7	Mr Brian Mills	Resident	Cannot see any contingency for enforcement or punitive action, if required results are not obtained / maintained.	Section 4.8 of the SPD sets out that if the tariff is not paid on qualifying proposals, or if suitable mitigation is not provided, then planning permission should not be given. No amendment proposed.
8	Mr Charles Joynson	Resident	I don't think £8.9 million is enough to cover mitigation over such a long time period. Developers could and should contribute far more than £122.30 per dwelling. I do not believe that this is sufficient funding to fully mitigate the effects of new housing on the Essex Coast.	The Essex Coast RAMS SPD sets out a tariff that will be used to fund mitigation related to 'in-combination' recreational effects only. The tariff is 'evidence based' and has been calculated by dividing the cost of the RAMS mitigation package by the number of dwellings (housing growth) proposed in LPA Local Plans. The tariff will be subject to review during the life of the RAMS project. Other mechanisms and requirements exist outside the scope of the SPD for other required and related mitigation. No amendment proposed.
9	Mr Nigel Whitehouse	Wildlife Defenders	We believe we need to protect all wildlife on our coast not just birds. Protected areas for wildlife should be provided.	The Essex Coast RAMS SPD relates only to the effects on Habitats sites (as defined) which are designated on the Essex Coast in relation to birds. Other forms of mitigation addressing any effects on other designations across Essex are not within the specific scope of the SPD. The first paragraph of the SPD will be amended to state 'birds and their habitats' rather than 'Wildlife'

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				to make it clearer from the outset as to what wildlife the RAMS and the SPD seek to protect.
10	Mrs Mary Drury	Resident	Documents and plans are on paper, and it is only man power that will make any positive outcome for wildlife, wherever it manages to survive. The only change necessary is to stop building on the Green Belt, as it acts as rich habitats and has benefit to humans. It is vital that building on flood plains is stopped. There is a need to stop ignoring local advice and knowledge.	The Essex Coast RAMS SPD relates only to the effects on Habitats sites (as defined) which are designated on the Essex Coast. The tariff is proposed to fund a RAMS Delivery Officer and Rangers. Other forms of mitigation addressing effects on other designations across Essex are not within the specific scope of the SPD. The distribution of new development growth is a matter for individual LPAs through their Local Plans. No amendment proposed. Not all of Essex is within the Green Belt.
11	Mrs Alwine Jarvis	Resident	I agree that changes are necessary although I don't quite follow the costs broken down in Appendix 2.1. The cost of a delivery officer at £45k seems very high and the cost of a ranger at £36k is also high. I am also questioning the table which shows for year 2 - one ranger then on the next line year 2 one ranger again. So is the suggestion we recruit 2 rangers at year 2, or is there a mistake in the table whereby this line has been duplicated?	The mitigation package 'total costs' for the Delivery Officer and Rangers include the salary cost and necessary overheads. Amendments clearly setting out how overheads and other costs have been identified within the RAMS mitigation package are proposed within the SPD. A total of three Rangers are proposed in the mitigation package: two for Year 2 and one additional ranger from Year 5. No amendment proposed.
12	Ms Rachel Cross	Resident	What are the aims of the SPD? Have the Essex Wildlife Trust, RSPB, Bug Life, Woodland Trust, National Trust, CPRE, British Trust for Ornithology, local ornithology groups and Site of Special Scientific Interest (SSSI) councils been involved or consulted? How have other areas like	The SPD sets out a mechanism for funding mitigation, which is outlined in more detail in the RAMS document, a link to which was provided as part of this consultation. The approach is

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			Pembrokeshire approached this? Has the local government association got some best practice examples to benchmark against?	similar to other strategies across the country as endorsed by Natural England; a common stakeholder regarding Habitats sites. Various groups have been invited to respond to this consultation including Essex Wildlife Trust (EWT) and the Royal Society for the Protection of Birds (RSPB). Amendments proposed to the SPD in response to the comments received are set out in section 5 of this Report.
13	Ms Caroline Macgregor	Brightlingsea village councillor	I believe that developer contributions should be more per dwelling to offset the costs of protecting wildlife. I also believe protected areas should be extended.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Protecting wildlife from development is and can be ensured and funded through other mechanisms. The extension of protected areas is not within the scope of the RAMS or the SPD. No amendment proposed.
14	Mr Christopher Marten	Resident	Planners do not necessarily have the appropriate knowledge about understanding the type of habitat required for wading wildfowl. The RSPB must be consulted on every application. If wetland wildfowl are disturbed, they will not return.	The Essex Coast RAMS has been devised and will be managed by specialist ecologists and proposes strategic mitigation regarding in-combination recreational effects only. Habitat creation forms part of the mitigation package, and the Strategy and SPD recognise that there will be a need to work with landowners and the Environment Agency. The RSPB are consulted on relevant planning

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				applications in line with LPA procedures. No amendment proposed.
15	Mr Peter Dervin	Resident	Funding should not be taken away from essential services to fund this.	The funds collected will not take any funding away from essential services. The RAMS funding will help support critical environmental services and initiatives along the Essex Coast. No amendment proposed.
16	Mr Neil Hargreaves	Resident	<p>I am uneasy with creating or extending yet another bureaucracy. This one to collect very small sums from new housing developments, in our case some way from the coast. This is hypothecation which normally is frowned on, because among other things it requires a heavy admin cost. I think these things should be properly funded at a national level. It needs a continuing funding from all of us not one-off payments from landowners / developers with no certainty of income stream and 99.9% of the nation not contributing.</p> <p>And what about the reverse? New developments near the coast will burden for example Stansted Airport. On this same principle Uttlesford should receive payment to mitigate the impacts of surrounding development on our area.</p> <p>Perhaps we should be contributing towards marine conservation?</p>	<p>The Zone of Influence has been justified through visitor surveys at the Essex Coast, determining that existing residents within it travel to the Essex Coast for recreation. The SPD is required to fund the mitigation required of the effects from future housing growth within the Zone of Influence, and it is considered appropriate that these are paid for through a planning contribution. The impacts of development in Uttlesford are a matter for the Uttlesford local plan</p> <p>No amendment proposed.</p>
17	Mr Brian Jones	Resident	The section is clear enough, except the use of jargon is likely to deter people.	Noted. Where technical terminology and acronyms are used, these are defined in the SPD. Efforts have been made to ensure that the SPD is clear, minimises the use of jargon. An abbreviations list is also provided. No amendment proposed.
18	Dr John L Victory	Resident	The proposed England Coast Path will directly affect these areas and should be highlighted in this process of mitigation. Consultation with interested bodies must include that of the Essex Local Access Forum - a	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Members

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			statutory body that advises authorities on strategy for Public Rights of Way.	of the Essex Local Access Forum were consulted where they appear on LPA databases. No amendment required.
19	Mr Andrew Whiteley	Resident	I would like to see less focus on developers' requirements and more focus on Essex residents, wildlife, climate impact and infrastructure support.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Local Plans are dealing with the other impacts of new development. No amendment required.
20	Mr Peter Bates	Resident	No changes required.	Noted. No amendment proposed.
21	Mr Stephen Ashdown	Resident	The document is not written in plain English and is confusing to the reader, especially those not aware of jargon and specific language used. This document is not written with the entire residents of the area in mind and excludes many who would benefit from inclusion, many of whom would be users of the coastal areas supporting wildlife.	Noted. Where technical terminology and acronyms are used, these are defined in a glossary. Efforts have been made to ensure that the SPD is clear, minimises the use of jargon. An abbreviations list is also provided. No amendment proposed.
22	Mr Graham Womack	Resident	<p>It is unclear what other 'plan and projects' (in addition to residential developments) are to be considered as within the scope. The Essex County Council's Green Space Strategy (2019), encouraged organisations responsible for managing wildlife sites to become self-funding through commercial activities provided at their sites. This is likely to increase the footfall at these sites (including those on the coast), even before new developments are considered.</p> <p>Has any work been done to estimate the expected visitor numbers to the Essex Coast, both now and for future years?</p>	The Essex Coast RAMS has been developed in response to the recommendations of each partner LPA's HRA/AA work for their emerging or adopted Local Plans. These HRA/AAs set out those other plans and projects that in combination with the Local Plans may have effects on recreational disturbance at the Essex Coast. The Essex Coast RAMS process began with visitor surveys and counts at the Essex Coast to determine the extent of the Zone of Influence. No amendments are proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
23	Mr Kevin Smith	Resident	The Geese overwintering on Hanford Water appear to be greatly reduced this year (2019/20); this would be to wild-fowlers rather than local development, this seems to be too narrow minded to easily blame developers.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only on the Essex Coast. The SPD therefore, does not blame the developers, but assesses the impact of increased visitors to the coast as a result of increased population within most of Essex. No amendment proposed.
24	Mrs Anne Clitheroe	Essex County Council	Essex County Council is satisfied with the content of the Essex Coast RAMS SPD and confirms that it wishes to continue to be engaged in this process.	Noted. No amendment proposed.
25	Mrs Joanna Thornicroft	Resident	It was difficult to locate the RAMS which needed better signposting.	Noted. The RAMS was available as a supporting document during the consultation period and is available at <a href="https://essexcoast.birdaware.org/home">https://essexcoast.birdaware.org/home</a> . No amendment proposed.
26	Mr Mark East	Resident	I do not consider that the proposals in the first instance avoid harm. It appears that the strategy is to fast track planning applications and there is insufficient evidence that alternative site allocation for development outside of the Zone of Influence has been considered. On the contrary it is clear that proposals tend to concentrate development within the Zone of Influence. I believe the intent of the author(s) of the legislation are to avoid harm and if it can't be avoided then to move to mitigation and finally compensate. It is understood that English High Court's ruling that mitigation was acceptable without consideration of avoidance was over-ruled by the ECJ.	The SPD does not promote fast tracking planning applications and makes little difference to the speed of applications or prioritising applications for developments which make a contribution. The impact on habitats is one of many considerations in determining planning applications, and agreement to pay the contribution does not mean that an application will be granted if other factors mean it should be refused. The consideration of alternative site allocation outside of the Zone of Influence represents Stage 3 of the HRA process and if deemed necessary would be applicable to the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				HRAs of the LPAs' Local Plans. The HRAs of the LPAs' Local Plans all considered, at Stage 2 of that process (AA), that mitigation is possible to ensure that development proposals would not have any in-combination recreational effects on the Essex Coast's Habitats sites. The RAMS exists to set out that mitigation, and the approach has been endorsed by Natural England as the relevant statutory authority. As such, there was no need for any of the Local Plans to progress to Stage 3 of the HRA process. No amendment proposed.
27	Mrs Michelle Endor	Resident	Mitigation is purely speculative and unproven. The expansion of London Southend Airport with its added noise and pollution has already done untold damage to wildlife. The Council would rather build on land that may disrupt the habitat of endangered wetland birds and wildlife than utilise urban and industrial sites.	The Essex Coast RAMS toolkit (Table 4.1 of the SPD) sets out monitoring arrangements, amounting to 'birds and visitor surveys, including a review of the effectiveness of mitigation measures.' The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. No amendment proposed.
28	Mr David Gollifer	Resident	The outline of proposals are satisfactory to protect wildlife particularly migrating birds.	Noted. No amendment proposed.
29	Mrs April Chapman	Resident	A map of the Zone of Influence would help at this earlier stage.	Noted. An improved map of the Zone of Influence is proposed to be included earlier on in the SPD where it is first mentioned.
30	Mrs Linda Findlay	Resident	Good to see a raise in profile of environmental concerns. Congratulations on work to restore wetlands for the benefit it brings.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
31	Mrs Susie Jenkins	Brightlingsea Nature Network	<p>I feel that disturbance being avoided totally should be stated more clearly as an option. If we are to halt the decline in the UK's wildlife, there are undoubtedly areas where the habitat needs to take a precedence and be left undisturbed.</p> <p>At the moment the introduction appears to immediately be putting forward a message that LPA's have the go ahead to accommodate people disturbing natural areas through mitigation.</p>	The specific scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth. Imposing restrictions on access to areas of the Essex Coast is a possible mitigation measure. No amendment proposed.
32	Councillor Frank Belgrove	Alresford Parish Council	There could be some explanation in this section - so at an early stage in the document - of the type of physical arrangements that could be implemented to mitigate the effects of increased visitor pressure.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Other forms of on-site mitigation will be delivered through other mechanisms and through measures recommended within project-level HRA/AAs, which will still be necessary for individual development proposals. No amendment proposed.
33	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	Pollution from sewerage works is a problem. Anglian Water are not keeping pace with the explosion of new housing being built in the south east. There is now a very serious lack of infrastructure, which includes road and fresh water run off. The sea wall, tidal mud flats and salt marshes, etc do make a good natural barrier.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Local Plans take into consideration the wider impacts of new development on infrastructure such as sewerage and water supply. No amendment proposed.
34	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	It would appear that this document thinks that simply raising money will protect the birds and the wildlife on the Essex Coast. There are many other aspects to consider, e.g. The coastal footpath should be abandoned / The Essex Wildlife Trust should cease bringing coachloads of children to the Walton cliffs looking for fossils / The right to roam should be restricted / Planning committees should restrict development in Conservation Areas	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			/ An artist's impression 2019 of a proposal between Crossrail and the RSPB to develop Wallasea Island into a wetland site for birdlife shows a maze of pathways and viewing areas for the public.	The SPD sets out how the tariff, and how the money will be collected and spent. No amendment proposed.
35	Mr Peter Steggles	Resident	There must be allocated areas for similar activities namely jet skis, water skiing, sea kayaking etc and education of the general public too. New homeowners should be included and given the opportunity to take 'pride of ownership' and take part in clean-up projects etc.	The RAMS document outlines and justifies the various strategic mitigation measures proposed. No amendment required.
36	Mr Hugh Toler	Blackwater Wildfowlers Association (BWA)	First, the BWA supports the principle of preventing an increase to disturbance of wetlands on the Essex coastal area. Secondly, we recognise that some level of visitors to the wetlands is both necessary and unavoidable and would like to consider the current state as a baseline.	Noted. No amendment proposed.
37	Councillor Jenny Sandum	Braintree District Council	Very much welcome the requirements for mitigation.	Noted. No amendment proposed.
38	Mr Mark Nowers	RSPB	Whilst we were an active and willing participant in the workshops that took place in 2018, we were not invited, nor given the opportunity to comment on the Habitats Regulations Assessment for this strategy. Crucial to the success of this strategy is: 1. effective monitoring of recreational activity; 2. effective monitoring and analysis of impacts on waterbird populations (WeBS data is useful but this only covers roosts at high tides and will not cover the impacts on feeding birds on mudflats or functionally-linked cropped lands for foraging dark-bellied brent geese); 3. access management strategies that are tailored to each site; 4. effective coverage of sites by the right number of rangers at key sites and at key times of the week/weekends and the right periods in the day, i.e. early morning dog-walks; 5. rangers should be full-time throughout the year to ensure expertise and site knowledge is retained and face-to-face time with the public is prioritised over administration and other tasks; 6. The strategy must take advantage of the best practice developed elsewhere in the country, i.e. Bird Aware Solent, and seek to continually evolve and avoid re-inventing the wheel.	The Essex Coast RAMS SPD Strategic Environmental Assessment (SEA) / Habitats Regulations Assessment (HRA) Screening Report accompanied the SPD as part of this consultation and was separately subject to consultation with the statutory consultees of Natural England (NE), Historic England (HE) and the Environment Agency (EA).  It can be considered that the points made may be addressed if appropriate through the actions of the Delivery Officer. The involvement of the RSPB is welcomed and once approved, the Delivery Officer will engage directly with key local stakeholders including RSPB. The effectiveness of the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				mitigation will be monitored as outlined within Section 6 of the SPD. The project is considered best practice elsewhere and in 2019 become part of the Bird Aware brand. No amendment proposed.
39	Mrs Jackie Deane	Great Dunmow Town Council	The Town Council is supportive of the proposals.	Noted. No amendment proposed.
40	Mr Gavin Roswell	Resident	In 1.1, the wording 'is necessary' is alarmist, as it is only the opinion of a relatively small amount of people. There are studies out there that are in complete contradiction to the whole RAMS ethos, but the agenda cloaking has already started, with narrow focus groups promoting their thoughts as fact.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS. The RAMS is evidence-based and has been developed in conjunction with Natural England. No amendment proposed.
41	Mr Stephen Tower	Resident	Protecting wildlife is of utmost importance.	Noted. No amendment proposed.
42	Miss Georgie Sutton	Marine Management Organisation (Planning)	<p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure the necessary considerations are included. In the case of the SPD, the draft South East Marine Plan is of relevance. The South East Marine Plan is currently out for consultation until 6th April 2020. As the plan is out for consultation, it is now a document for material consideration.</p> <p>All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act 2009 and any relevant adopted Marine Plan, in this case the draft South East Marine Plan, or the UK Marine Policy Statement (MPS) unless relevant considerations indicate otherwise. Please see suggested policies from the draft South East Marine Plan that we feel are most relevant. They are provided only as a</p>	Once approved the South East Marine Plan as well as the East Inshore and East Offshore Marine Plans will become part of the Development Plan for the relevant LPAs. An amendment to recognise these Plans, and their policies, within the SPD is proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>recommendation and we would suggest your own interpretation of the South East Marine Plans is completed: MPAs, Tourism and Recreation, Biodiversity, Disturbance, Marine Litter, Water quality, Access.</p> <p>The area in the Stour Estuary Zone of Influence and the Hamford Water Zone of Influence also extend into the East Marine Plan area. Therefore, you may need to consider the East Inshore and East Offshore Marine Plans as well. Please see suggested policies which may be of relevance: Social, Ecology, Biodiversity, MPAs, Governance, Tourism and Recreation.</p>	
43	Ms Liz Carlton	Resident	<p>While we understand the need for more housing, we feel very strongly that mitigation in this area is essential. We are not sure that the tariff of £122.30 per dwelling will suffice to protect the area for wildlife. We believe that it will be imperative to ensure that some areas are restricted and protected as wildlife only areas. There will need to be a budget for ensuring that damage is monitored, and repair is carried out before becoming irreversible.</p>	<p>The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Other forms of mitigation will be delivered through other mechanisms and through measures recommended within project-level HRA/AAs, which will still be necessary for individual development proposals. No amendment proposed.</p>
44	Mr Steve Betteridge	Resident	<p>While we understand the need for more housing, we are not sure that the plan to charge residents for this mitigation will be sufficient to protect the area for future generations.</p>	<p>The tariff is charged to developers not residents. The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Other forms of on-site mitigation will be delivered through other mechanisms and through measures recommended within project-level HRA/AAs, which will still be necessary for individual development proposals. No amendment proposed.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
45	Mr Bernard Foster	Resident	Some projects that would mitigate potential damage to RAMS areas flounder for a variety of unnecessary reasons. There should be a specific section, referenced, that would cover areas in and around the Zone of Influence that would assist in protecting various sections within the RAMS format. It should enable LPA's, parish councils etc to support and draw support from governing bodies in areas that they cannot directly control such as Essex Highways. Regulations around unauthorised developments need to be changed for these types of areas to give the planning and enforcement groups some support, stopping the irritating and harmful occupations that can go on for years.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS. Essex Highways and LPA planning enforcement are outside the scope of the SPD. No amendment proposed.
46	Mr Mark Marshall	Resident	The consultation is a great step forward for conservation. It may not address all problems, but awareness is the key.	Noted. No amendment proposed.
47	Mr Tim Woodward	The Country Land & Business Association (CLA)	No comments on this introductory section.	Noted. No amendment proposed.
48	Parish Clerk Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS.	Noted. No amendment proposed.
49	Mrs Jenny Clemo	Langford & Ulting Parish Council	Langford & Ulting Parish Council agree that it is necessary to protect the wildlife of the Essex Coast from increased visitor pressure associated with new residential development. There is also a need to protect the wildlife on the rivers and canals in Essex as the increase in population will lead to an increase in the use of them for amenity purposes (walking, boating, fishing, dog walking, cycling etc).	Noted. No amendment proposed.
50	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	It is worth explaining here that Bird Aware Essex Coast is the brand name of the Essex Coast Recreational disturbance Avoidance and Mitigation Partnership.	An amendment is proposed to explain the role of Bird Aware Essex Coast within this section of the SPD.
51	Ms Beverley McClean	Suffolk Coast & Heaths AONB team	The AONB team is not proposing any changes to the Introduction section of the RAMS SPD.	Noted. No amendment proposed.
52	Mrs Cecilia Dickinson	Resident	I don't like this format - section by section.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Section Two – Summary of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy

**Table 4 – Section Two: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Frances Coulson	Resident	As we cannot stem building unfortunately, this seems to set out the facts.	Noted. No amendment proposed.
2	Mrs Aileen Cockshott	Resident	Apply protective measures for protected areas of the coast - prevent powered water sports and set out exclusion zones for wind powered water sports. Dogs should be kept on lead near areas known for ground nesting birds. If protective measures are broken, then hefty fines should be imposed.	The mitigation proposed within the RAMS does not seek to prevent visitors to the Essex Coast, rather its focus is on raising awareness of issues at the coast and to foster positive behaviours. No amendment proposed.
3	Mrs Amy Gardener-Carr	Resident	Do not build here.	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed.
4	Mr Philip Dangerfield	Resident	Ensure that protection of the coast is spread evenly across the whole of Essex. Those who visit areas that are now more populated may visit more remote areas of the coastline home to nesting birds.	This is a principal aim of the RAMS and SPD. No amendment proposed.
5	Mr Bob Tyrrell	West Bergholt Parish Council	Agree and support the SPD.	Noted. No amendment proposed.
6	Mr Brian Springall	Resident	Before protecting wildlife, the Council needs to get its housing development plans sorted & improve the district's infrastructure i.e. roads, flood protection etc.	The need for the Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) and the SPD stems from planned growth within the LPAs' adopted or emerging Local Plans. Local Plan progression is

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				ongoing within each of those partner LPAs that do not have an adopted Local Plan. No amendment proposed.
7	Mrs Julie Waldie	Resident	Happy to see wildlife taken into consideration.	Noted. No amendment proposed.
8	Mr Terry Newton	Resident	Use counties in the West Country as case studies for successful coastal management.	Elements of RAMS across the country have been considered in the formulation of the Essex Coast RAMS, where relevant to the Essex Coast. No amendment proposed.
9	Mr Brian Mills	resident	I agree with assessment.	Noted. No amendment proposed.
10	Mrs Angela Harbottle	Resident	Include wildlife protection measures such as RAMS within Essex Local Authority Local Planning documents.	The need for strategic mitigation in the form of the RAMS has been included in relevant emerging and recently adopted LPA Local Plans. No amendment proposed.
11	Mr David Kennedy	Resident	Expansion of Southend Airport contradicts Essex RAMS commitments by supporting development that would impact on nesting birds on Wallasea Island. Air traffic collision with bird population could result in disaster.	The SPD is related only to in-combination recreational impacts identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
12	Mr Charles Joynson	Resident	Why does the Essex RAMS document not include the protection of seals / seahorses? How will the tariff fund the protection of the coast? Include more manned exclusion zones along the coast to prevent disturbance from dog walkers.	The Essex Coast RAMS SPD relates only to in-combination recreational effects on Habitats sites (as defined) which are designated on the Essex Coast in relation to birds. Other forms of mitigation addressing other effects and on other designations across Essex are not within the specific scope of the SPD. No amendment proposed.
13	Mr John	Resident	Development should not be permitted on or adjacent to important coastal wildlife sites.	Noted. This is matter for individual Local Plans. The RAMS allows for new

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	McCallum			coastal residential development subject to providing appropriate mitigation measures. No amendment proposed.
14	Mrs Mary Drury	Resident	Implement more sets of coastal pathways. Stop speed boat usage along protected coastline. Prevent blocking of PROW. Ensure footpaths are open 24/7 and include more bins and maps. Clear pathways at coastal sites such as Danbury Common – brambles force members of public to overuse specific paths.	Noted. Maintenance of footpaths is not within the scope of the SPD. No amendment proposed.
15	Mrs Alwine Jarvis	Resident	Mitigation package costs should be split across entire borough – including existing households. Free parking for local residents – paid parking for those visiting from afar.	The Essex Coast RAMS SPD is applicable within the Zone of Influence only and the tariff cannot be retroactively applied to consented / existing development. The SPD sets out a tariff that will be used to fund mitigation related to ‘in-combination’ recreational effects relevant to planned growth in Essex. Car parking charges are a matter for individual LPAs and landowners. Local residents should be encouraged to walk or cycle to the coast. No amendment proposed.
16	Ms Rachel Cross	Resident	What is best practice for Ramsars, SPAs and SACs? Any policy must exceed the provisions to protect wildlife and respect the environment. What about representation from the ports?	The SPD is related only to those recreational impacts identified within the LPAs’ Local Plan HRA/AAs and related to residential growth. The RAMS draws on best practice from elsewhere and has been developed in conjunction with Natural England. No amendment proposed.
17	Mrs Joanna Spencer	Resident	Planes release fuel over designated sites.	The SPD is related only to those recreational impacts identified within the LPAs’ Local Plan HRA/AAs and related to residential growth. The

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				impact of aviation on the environment is taken into consideration in local plans which promote airport growth, masterplans for airports, planning applications for airport facilities and regulations on pollution through the environmental and aviation regulatory bodies. No amendment proposed.
18	Ms Caroline Macgregor	Brightlingsea village councillor	Town councils should be given more weight in deciding planning applications for development whereas local councils should be more concerned with preservation and conservation.	The SPD is related only to those recreational impacts identified within the LPAs' Local Plan HRA/AAs and related to residential growth. Decision-making on planning applications is outside the scope of this SPD. No amendment proposed.
19	Mr Christopher Marten	Resident	Development in designated areas is completely inappropriate.	Noted. No amendment proposed.
20	Mr Alan Lycett	Resident	How will BREXIT impact on coastal designations?	The content of the relevant EU Directives related to birds and habitats have been transposed into UK law and will continue to apply. No amendment proposed.
21	Mr Brian Jones	Resident	The SPD is clear and effective if actually put into practice.	Noted. No amendment proposed.
22	Mr Kenneth Dawe	Resident	There needs to be a balance between safeguarding wildlife and providing access for wellbeing.	The mitigation proposed within the RAMS does not seek to prevent visitors to the Essex Coast, rather its focus is on raising awareness of issues at the coast and to foster positive behaviours. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
23	Mr Frederick Ager	Resident	The increase in local housing will increase visitors to this area of the path and in turn increase danger to public with the Wildfowlers Club using this area.	The SPD is related only to the in-combination recreational impacts identified within the LPAs' Local Plan HRA/AAs. The effectiveness of the mitigations will be monitored during the life of the project. No amendment proposed.
24	Mr Aubrey Cornell	Resident	Housing should not be in proximity to designated areas. New residents/visitors will not respect the wildlife/countryside, making the tariff redundant. Existing visitors already disturb birds whether they are children or dogs off lead.	The need for the Essex Coast RAMS and the SPD stems from planned growth within the LPAs' adopted or emerging Local Plans. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
25	Mr Andrew Whiteley	Resident	A similar plan to RAMS could be implemented for inland habitats. Infrastructure should be evenly distributed across Essex to prevent future isolation issues.	Noted. No amendment proposed.
26	Mrs Angela McQuade	Resident	Extend designated areas to create wildlife corridors.	Protecting wildlife from development is and can be ensured and funded through other mechanisms. The extension of protected areas is not within the scope of the RAMS or the SPD. No amendment proposed.
27	MR John Camp	Resident	Exclusion zones for jet skis should be introduced.	Noted. No amendment proposed.
28	Mr Peter Bates	Resident	No. The section seems reasonable.	Noted. No amendment proposed.
29	Mr Stephen Ashdown	Resident	The section should include the benefits for community mental health.	The SPD is related only to those recreational impacts identified through the LPAs' Local Plan HRA/AAs. The mitigation proposed within the RAMS does not seek to prevent visitors to the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Essex Coast, rather its focus is on raising awareness of issues at the coast and to foster positive behaviours. No amendment proposed.
30	Mr Graham Womack	Resident	How will Brexit impact European Directives that the RAMS is based on?  The strategy only covers the coast, but some waterfowl species may also rely on inland sites.	The content of the relevant EU Directives related to birds and habitats have been transposed into UK law and will continue to apply. No amendment proposed.  The Essex Coast RAMS SPD relates only to the effects on Habitats sites (as defined) which are designated on the Essex Coast. Other forms of mitigation addressing effects on other designations across Essex are not within the specific scope of the SPD. No amendment proposed.
31	Mr Michael Blackwell	Resident	Tourists also visit the coast.	The SPD sets out that tourism related development will be considered on a case-by-case basis through a project level HRA. If adverse effects on integrity are predicted, appropriate mitigation will be required, which could relate to the tariff proposed in the SPD. No amendment proposed.
32	Mr Mark East	Resident	How are the effects of smaller planning applications taken into consideration? It is evident from comments above that visitors travel some distance to SPA/Ramsar sites and whilst Local Plans and major projects consider the cumulative effect there is no objective evidence that I have seen that planning applications are controlled and come under the same scrutiny. This is leading to over development in sensitive areas.	All residential development proposals, including planning permission for an individual net new dwelling within the Zone of Influence will be required to undertake a project-level HRA/AA within which specific and in-combination effects of specific proposals will be considered. The

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Zones of Influence extend beyond local authority boundaries and show that many people travel far to visit the coast. No amendment proposed.
33	Mrs Michelle Endsor	Resident	Mitigation does not guarantee that adverse effects will not occur. The only route to success would be to completely isolate nesting bird species and prevent disturbance altogether. Housing development should seek to be located on areas that would result in the least amount of environmental impact.	Locational criteria for development are a matter for Local Plans / development management at the LPA level and not within the scope or remit of the RAMS or SPD. The mitigation proposed within the RAMS focuses on raising awareness of issues at the coast and to foster positive behaviours. No amendment proposed.
34	Mr. David Gollifer	Resident	The proposals are satisfactory.	Noted. No amendment proposed.
35	Mrs April Chapman	Resident	The RAMS should also consider the future expansion of recreational establishments alongside housing.	The SPD is related only to those recreational impacts resulting from residential development identified through the LPAs' Local Plan HRA/AAs. Any Habitat Site mitigation associated with other types of development (e.g. retail, education, business) would be considered at individual planning application stage by the relevant LPA. No amendment proposed.
36	Mrs Linda Findlay	Resident	Restore oyster reefs alongside emerging coastal wind turbines.	The SPD is related only to those recreational impacts resulting from residential development identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
37	Mr Barrie	Resident	No, looks good and sensible.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Ellis			
38	Mr David Evans	Resident	Hamford Water is a man-made environment and does not fall under the EC Habitats Directive. Protection also needs to be attributed to other wildlife such as shellfish and sea mammals.	The Essex Coast RAMS SPD relates only to the effects on Habitats sites (as defined) which are designated on the Essex Coast in relation to birds. This includes the Hamford Water SPA and Ramsar. No amendment proposed.
39	Mrs Susie Jenkins	Brightlingsea Nature Network	There is not enough focus on situations where mitigation is not possible, too much focus on accommodating development. I find the way this statement has been used misleading "In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.' (Principle 15) of Agenda 21, agreed at the Rio Earth Summit, 1992. " My understanding of the precautionary approach is well described here by J. Hanson, in Encyclopaedia of the Anthropocene, 2018, "The process of applying the Precautionary Principle must be open, informed and democratic and must include potentially affected parties. It must also involve an examination of the full range of alternatives, including no action." No action has to be a clear option available to LPA's to enable them to properly consider the genuine disturbance avoidance of vulnerable and valuable habitats.	Alternative means would only need to be considered in Stage 3 of the HRA process of the LPA's Local Plans. Stage 2 of that process (AA) considers that mitigation is possible to ensure that development proposals would not have any in-combination recreational effects on the Essex Coast's Habitats sites. As such there was no need for any of the Local Plans to progress to Stage 3 of the HRA process and the RAMS follows the process of the Stage 2 determinations / recommendations. No amendment proposed.
40	Councillor Frank Belgrove	Alresford Parish Council	At this stage in the document the actual "mitigation measures" are not clearly defined. "Alternative means" - needs to be defined.	Section 4.1 details the planned mitigation to be implemented as part of the Essex Coast RAMS. Alternative means would only need to be considered in Stage 3 of the HRA process of the LPA's Local Plans. Stage 2 of that process (AA) considers that mitigation is possible to ensure that development proposals would not have any in-combination recreational effects on the Essex Coast's Habitats

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				sites. As such there was no need for any of the Local Plans to progress to Stage 3 of the HRA process and the RAMS follows the process of the Stage 2 determinations / recommendations. No amendment proposed.
41	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	Boat movements are declining. Speed boats should be kept to low speeds to prevent disturbance. Main activity is Autumn, Winter and very early spring.	Noted. No amendment proposed.
42	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	Hamford Water area requires the amalgamation of existing organisations managing the area. Hamford Water has seen many signs of degradation: sand dunes at Walton Hall marshes lost, healthy saltmarsh destroyed, Stone Point beach disappeared, cliff erosion, Naze Tower under threat and Walton Navigation channel also threatened.	Noted. The RAMS toolkit states that, for the 'Habitat based measures' Action Area, partnership working may include such organisations as 'Natural England, Environment Agency, RSPB, Essex Wildlife Trust, National Trust, landowners, local clubs and societies.' No amendment proposed.
43	Mr John Fletcher	Resident	Wildlife at Hamford Water can be disturbed by boat, despite this the 450 boat Marina has not caused ill-effect on wildlife. Locals do not disturb wildlife, disturbance is caused predominantly by those visiting from out of the area. The England Coast Path and Essex Wildlife Centre encourage disturbance, as do dog walkers and general public.	Noted. No amendment proposed.
44	Mr Hugh Toler	Blackwater Wildfowlers Association (BWA)	Paragraph 2.2 – add fishing / bait digging and wildfowling. BWA monitors member activity. Litter and effluent also impacts on designated areas.	An amendment to include fishing / bait digging is proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
45	Mr Mark Nowers	RSPB	Paragraph 2.5 – The Outer Thames Estuary SPA should also be included. Impacts will not be limited to terrestrial activities; powered watercrafts will also need to be accounted for.	Natural England initiated the RAMS project and advised on the 10 Essex coastal sites that should be included within this project. The Outer Thames Estuary is included within Table 3.1 of the SPD as 'Thames Estuary and Marshes SPA and Ramsars'. An amendment to include the word 'Outer' is proposed.
46	Mr Gavin Rowsell	Resident	Natural England promoted increased access for public on all foreshores along the England Coast Path. Using this access as a 'land-grab'. RAMS is not seen as fair and uses 'left-wing' principals.	The SPD is related only to those recreational impacts identified through the LPAs' Local Plan HRA/AAs. The RAMS is an evidence-based project and has been produced in conjunction with Natural England. No amendment proposed.
47	Mr Gerry Johnson	Essex Birdwatching Society	In order to reduce disturbance to wildlife: - Dogs should be kept on leads - Fencing should be used to protect ground nesting birds - Signage should be erected to warn walkers to take care in areas of nesting birds	Section 4.1 details the planned mitigation to be implemented as part of the Essex Coast RAMS. No amendment proposed.
48	Mr Bernard Foster	Resident	Online maps should have greater clarity. Both HRA & AA are negative policies. The RAMS project like the NPPF does not carry enough weight to promote areas that would divert footfall from designated areas. More co-operation between LPAs and associated bodies (Highways) would prevent the refusal of mitigation projects. Decisions need to be justified more clearly.	Amendments to replace existing maps with higher resolution images are proposed.  The SPD, in conjunction with the RAMS, ensures that mitigation is enshrined / adopted in local policy of all the LPAs. No amendment required.
49	Mr Mark Marshall	Resident	Designated areas need to be protected to prevent irreversible loss.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
50	Mr Tim Woodward	The Country Land & Business Association (CLA)	England Coast Path will increase recreational pressure on the coast by providing access to areas that previously did not. Why should those delivering housing be targeted by the RAMS strategy when a government body is facilitating recreational pressures on the Essex Coast?	The SPD is related only to those recreational impacts identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
51	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS	Noted. No amendment proposed.
52	Mrs Jenny Clemo	Langford & Ulting Parish Council	Impacts are unable to be mitigated, developments that are predicted to impact should not be granted planning permission.	Each LPA within Essex has a statutory duty to address housing need in their area. The mitigation proposed in the RAMS ensures that 'no significant effect' on the integrity of the Habitats sites will be realised regarding recreational disturbance. No amendment proposed.
53	Ms Jo Steranka	Resident	<p>RAMS is inadequate to deal with future issues as there are limits to the amount of development that can take place in Essex. There will come a point where further development will have detrimental impact on the quality of the environment. Wildlife is already pressured by inappropriate behaviour; increased visitors will exacerbate these. The habitats are incredibly important as there is so little left across Europe.</p> <p>Essex County Council should provide guidance that restricts recreational development that would act to disturb wildlife populations at the coast, as well as, development that would act to connect undesignated areas to designated sites. Essex County Council should also recognise that continued development will impact on existing international commitments.</p>	The need for the Essex Coast RAMS and the SPD stems from planned growth within the LPAs' adopted or emerging Local Plans. The mitigation proposed in the RAMS ensures that 'no significant effect' on the integrity of the Habitats sites will be realised regarding recreational disturbance. It is the LPAs that are responsible for preparing, adopting, delivering and implementing the RAMS and the SPD, not Essex County Council (ECC). No amendment proposed.
54	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	Similar strategies endorsed by Natural England are not tried and tested.	The effectiveness of the mitigation will be monitored as outlined within

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>Paragraph 2.6 – Who is the regulatory body that ensures Habitats Regulations are met? Will NE, RSPB and EWT be statutory consultees on all planning applications?</p> <p>Paragraph 2.13 – Requires strengthening – variable tariff required?</p> <p>Paragraph 2.14 – Independent bodies are not endorsing the strategy. Strategy is a ‘soft’ approach, no code of conduct for water sports clubs currently available. By-laws will require updating as they are not directly related to birds or wildlife. Those caught littering should be fined as part of updated by-laws.</p> <p>Paragraph 2.15 – The tariff charged to developers could be passed to home owners – increasing property prices.</p>	<p>Section 6 of the SPD. No amendment proposed.</p> <p>Natural England are the statutory body that ensure the Habitats Regulations are met, as a consultee for HRA/AA documents. Other bodies are permitted to comment on all live planning applications.</p> <p>A variable tariff has not been supported within the RAMS and SPD as overall ‘in-combination’ effects are not variable and distinguishable across the County.</p> <p>The remit of the RAMS and SPD is to ensure the strategic mitigation package is delivered. No amendment proposed.</p>
55	Ms Beverley McClean	Suffolk Coast & Heaths AONB team	<p>For consistency the following text should be added to the notes section:</p> <p>Special Protection Areas (SPAs) are sites which support rare, vulnerable and migratory birds and are designated under the Birds Directive.</p> <p>Special Areas for Conservation (SACs) are sites which support high-quality habitats and species and are designated under the Habitats Directive.</p>	<p>An amendment to move the glossary to front of the SPD is proposed, with added description explained in footnotes where necessary and newly introduced.</p>
56	Mr Michael Hand	Campaign to Protect Rural England - Essex Branch	<p>The importance of the Essex coastline for wildlife - as evidenced by the extent of designated Habitats sites - cannot be over emphasised. CPRE very much supports the strategic approach to mitigation measures outlined in this section - not least, for the consistent, pragmatic and fair process which it provides. The provisions of the SPD need to be</p>	<p>Noted. No amendment proposed.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			implementable and effective and this combined approach creates the robust framework to achieve the objectives of RAMS.	
57	Mrs Cecilia Dickinson	Resident	I don't like this format - section by section - my comments are general.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

### Section 3 – Scope of the SPD

*Table 5 – Section Three: Summary of consultation responses and actions*

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	Do not build so many homes.	All of the LPAs have a statutory requirement to plan for new housing growth. How this is achieved is set out in Local Plans. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed.
2	Mrs Aileen Cockshott	Resident	Tourist accommodation and caravan parks should be within scope.	The effects and subsequent mitigation of tourist related development proposals will be considered on a case by case basis. Section 3.9 of the SPD states that, 'tourist accommodation, may be likely to have significant effects on protected habitat sites related to recreational pressure and will in such cases need to be subject of an Appropriate Assessment as part of the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Habitats Regulation.' No amendment proposed.
3	Mrs Amy Gardener-Carr	Resident	Instead of building properties, fence this land off and make them sanctuaries.	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS SPD does not propose new development. The mitigation proposed within the RAMS focuses on raising awareness of issues at the coast and to foster positive behaviours. No amendment proposed.
4	Mr Bob Tyrrell	West Bergholt Parish Council	Fully agree.	Noted. No amendment proposed.
5	Mrs Julie Waldie	Resident	Sounds fair.	Noted. No amendment proposed.
6	Mr Terry Newton	Resident	How do you collect post code data from visitors? If property has not been built on these sites, then no data will be available yet. Could it also be that a small number of visitors to the coastal areas of concern are the same repeat visitors, and that the majority of local residents never, or rarely visit most of the coast.	Survey data was collected from the general public who visited the coast prior to the new development to best understand where visitors come from and are likely to come from in the future. The Zones of Influence were then calculated to determine what areas would be required to contribute to the RAMS tariff to provide strategic mitigation across Essex. No amendment proposed.
7	Mrs Angela Harbottle	Resident	I agree with the measures outlined.	Noted. No amendment proposed.
8	Mr David	Resident	The tariff should apply to commercial development as well.	The SPD is related only to recreational impacts identified through the LPAs'

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Kennedy			Local Plan HRA/AAs and as a result of recreational effects caused by new housing. Other effects on Habitats sites from commercial development will be considered through individual project-level HRA/AAs, if such assessment is required. No amendment proposed.
9	Mr Charles Joynson	Resident	This all seems very sensible.	Noted. No amendment proposed.
10	Mrs Mary Drury	Resident	<p>Maldon riverside is becoming a commercial venue- a mock attempt at a seaside, as it is easy to drive to but it is spoilt along the Promenade now and charging for a huge car park is not being returned to improve anything in the way of doing anything to help the wildlife.</p> <p>Hullbridge riverside has many birds but as each new development takes out more hedges and trees where do they go? The once narrow Hullbridge riverside path is now cut right back for public access and tall grass edges mown and that is along a natural riverside walk - why?</p>	<p>The need for the Essex Coast RAMS and the SPD stems from planned residential growth within the LPAs' adopted or emerging Local Plans. Other forms of mitigation addressing effects on other designations across Essex are not within the specific scope of the SPD.</p> <p>No amendment proposed.</p>
11	Mrs Alwine Jarvis	Resident	Mitigation package costs should be split across the entire borough – including existing households. Free parking for local residents – paid parking for those visiting from afar.	The Essex Coast RAMS SPD is applicable within the Zone of Influence only and the tariff cannot be retroactively applied to consented / existing development. The SPD sets out a tariff that will be used to fund mitigation related to 'in-combination' recreational effects relevant to planned growth in Essex. Car parking charges are a matter for individual LPAs and landowners. Local residents should be encouraged to walk or cycle to the coast. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
12	Mr Matt Eva	Resident	The Zone of Influence for Southend and Crouch/Roach estuaries seem too small.	The Essex Coast RAMS Zones of Influence are based upon data collected through visitor surveys approved by Natural England. No amendment proposed.
13	Mrs Jane Rigler	Resident	Why is the measurement in kilometres - we still use miles in the UK so I think it should be changed.	An amendment is proposed to include both kilometres and miles within the SPD.
14	Ms Caroline Macgregor	Brightlingsea village councillor	Distance boundaries should be extended.	The Essex Coast RAMS Zones of Influence are based upon data collected through visitor surveys approved by Natural England. No amendment proposed.
15	Mr Peter Dervin	Resident	People should at every stage be the number one consideration, while we have people living on the streets and sofa surfing, and a lack of care for the elderly and disabled sorry but wildlife has to come second.	The SPD and RAMS ensures that residential development schemes within the Zone of Influence can come forward with an assurance that there will be no significant in-combination recreational effects on Habitats sites on the Essex Coast. No amendment proposed.
16	Mr Brian Jones	Resident	Ok.	Noted. No amendment proposed.
17	Mr Andrew Whiteley	Resident	No mention of improved infrastructure. Essex roads, trains and buses are already stretched and that's without the impact on social services.	The SPD is related only to those in-combination recreational effects identified through the LPAs' Local Plan and infrastructure delivery plans. No amendment proposed.
18	Mrs Angela McQuade	Resident	Regulations should be upheld in all cases.	The SPD provides the robust framework for ensuring the regulations are upheld. Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
19	Mr Peter Bates	Resident	Zone of Influence for both Benfleet and Southend Marshes and Thames Estuary and Marshes should be larger. Commercial development should also be considered within the RAMS.	The Essex Coast RAMS Zones of Influence are based upon data collected through visitor surveys approved by Natural England. Other effects on Habitats sites from commercial development will be considered through individual project-level HRA/AAs, if such assessment is required. No amendment proposed.
20	Mr Stephen Ashdown	Resident	Should include Hanningfield Reservoir as this also supports wildlife relevant to this document and has the same pressures as those discussed in the subject matter.	The Essex Coast RAMS SPD relates only to the effects on Habitats sites (as defined) which are designated on the Essex Coast in relation to birds. No amendment proposed.
21	Mr Graham Womack	Resident	With regards to para 3.10. What happens if outline permission has already been granted (without consideration of RAMS). Will it become compulsory to add it to the subsequent full application?	The SPD proposes that if in-combination recreational effects have been suitably addressed at the outline stage, in the form of mitigation, then the tariff would not apply at the reserved matters stage. If such effects have not been addressed of individual proposals at the outline stage, then the tariff would be applicable to that proposal at the reserved matters stage. No amendment proposed.
22	Mrs Joanna Thornicroft	Resident	Visitors to the Essex Coast are not just residents, general public from all over the country visit also.	The SPD is related only to those in-combination recreational effects identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
23	Mr Mark East	Resident	Why do the Zone of Influence distances vary greatly? How were the Zones of Influences calculated from visitor surveys?	The Essex Coast RAMS Zones of Influence are based upon data collected through visitor surveys, such as postcode data of visitors. This exercise helps to determine where and

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				how far residents will travel to the Essex Coast, and has been approved by Natural England. No amendment proposed.
24	Mrs Michelle Endsor	Resident	<p>The wetland areas along The River Crouch also makes the village of Great Stambridge and surrounding areas a flood plain which is at risk of extreme flooding approx. every 50-100 years.</p> <p>Whilst we take this into consideration when insuring our properties and are lucky enough to be surrounded by farmers who will "double ditch" when the rain levels increase, to consider building housing in areas of flooding seems completely irresponsible. Not to mention that increasing the population in an area with no facilities, no doctor's surgery, no bus services, no shops, etc ensures that roads that were not built to take large amounts of traffic are stretched to the limit as road travel is the only way to access work and necessities for a larger population. That larger population and their road travel, as well as visitor influx will again only serve to disrupt the wildlife population further.</p> <p>As long standing residents that have been witness to the wildlife decline in this area over the last 3 generations, we cannot object enough to any development of the wetland areas.</p>	The SPD is related only to those in-combination recreational effects identified through the LPAs' Local Plan HRA/AAs. Issues raised relate to the distribution of new development and supporting infrastructure as matters for Local Plans. This includes the possible impacts on and mitigations for flooding. No amendment proposed.
25	Mrs Linda Findlay	Resident	More emphasis on environmental impact in the long term. Infrastructure must come before greater demand is generated.	The SPD is related only to those in-combination recreational effects identified through the LPAs' Local Plan HRA/AAs. The impact of the RAMS will be regularly monitored. Infrastructure to support new housing growth is a matter for Local Plans. No amendment proposed.
26	Mr David Evans	Resident	There are significant and important other Statutory Bodies with strong legal and commercial interests in Hamford Water - Harwich Harbour Authority, who has control over the navigation and collect Port Dues for	Noted. Joint working arrangements can be acted upon by the Delivery Officer. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			shipping movements to Bramble Island; Crown Estates, who own most of Hamford Water below the low tide level.	
27	Mrs Susie Jenkins	Brightlingsea Nature Network	<p>Please include the point that certain habitats cannot be mitigated against and are too valuable to have building close by which will increase the disturbance.</p> <p>There should be clear provision and targets to leave some habitat entirely undisturbed.</p>	The Essex Coast RAMS SPD relates only to the effects on Habitats sites (as defined) which are designated on the Essex Coast. Under the Habitats Regulations each development proposal will need a project-level HRA. This is still the case for proposals within the Zone of Influence, and any resultant AA will set out recommendations to mitigate effects that are directly related to the proposal. No amendment proposed.
28	Councillor Frank Belgrove	Alresford Parish Council	This section is well written and explores the practicalities.	Noted. No amendment proposed.
29	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	Yes, South East Essex, is now past breaking point with the recent addition of new dwellings. Release all farmland around London, say a radius of 8 miles. This also would mean less journey times.	Locational criteria for development are a matter for Local Plans and development management at the LPA level and not within the scope or remit of the RAMS or SPD. No amendment proposed.
30	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	<p>Increase the Zone of Influence to include boroughs of London due to weekend visitors to areas of the Essex Coast.</p> <p>The only possible way Recreational disturbance Avoidance can be applied is to control the number of dwellings permitted in designated areas.</p>	The SPD is related only to those in-combination recreational effects identified through the LPAs' Local Plan HRA/AAs. The ZOI were informed by visitor surveys. No amendment proposed.
31	Mr John	Resident	A very unfair and totally unnecessary 'tax'.	The RAMS seeks to mitigate recreational impacts on protected

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Fletcher			Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. The tariff is 'evidence based' and has been calculated by dividing the cost of the RAMS mitigation package by the number of dwellings (housing growth) proposed in LPA Local Plans. The tariff is paid by developers of new houses, not residents, and as a one-off payment. It is not a tax. No amendment proposed.
32	Mr Hugh Toler	Blackwater Wildfowlers Association (BWA)	The BWA is not planning any building work within the RAMS Zone of Influences. Predatory species such as foxes thrive in urban areas, potentially increasing pressure on ground nesting birds.	Noted. No amendment proposed.
33	Mr Mark Nowers	RSPB	3.4 The Outer Thames Estuary SPA should be added here. Paragraph 2.2 above sets out the coast is "a major destination for recreational use such as walking, sailing, bird-watching, jet skiing and dog walking."	The Outer Thames Estuary is included within Table 3.1 of the SPD as 'Thames Estuary and Marshes SPA and Ramsar'. An amendment to include the word 'Outer' is proposed.
34	Mr Stephen Tower	Resident	No residential housing should be built around this area as it is vital to protect the region and its wildlife. How about using housing that is not currently being used?	Under the Habitats Regulations each development proposal will need a project-level HRA. This is still the case for proposals within the Zone of Influence, and any resultant AA will set our recommendations to mitigate effects that are directly related to the proposal. New housing growth is a matter for Local Plans. No amendment proposed.
35	Mrs Angela Faulds	Brentwood and Chelmsford Green Party	We feel the Zones of Influence are understated.	The Essex Coast RAMS Zones of Influence are based upon data collected through visitor surveys

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				approved by Natural England. No amendment proposed.
36	Mr Bernard Foster	Resident	<p>It is being recognised more and more that the changes to where people live along with other publicity has started to change the way many residents are behaving. In some areas it has already changed the way councils are looking at housing design, road design and development.</p> <p>In these areas, roads are only built where they are needed to feed residents' requirements and earlier designations no longer directly feeding dwellings are changed to paths and cycle ways to develop green links between areas. This is not only important so as to encourage healthier life styles as designated in the NPPF but to give an acceptable alternative to paths within the Ramsar or SPA areas which do not currently exist for the many cyclists, horse riders and strollers within the various communities.</p> <p>This will not happen by chance it needs the legislation adjusted to give greater backing to LPA and parish councils who understand what is needed for their areas.</p>	Noted. These issues relate to Local Plans rather than specifically to this SPD. No amendment proposed.
37	Mr Tim Woodward	The Country Land & Business Association (CLA)	<p>CLA members in the areas and Zones of Influence covered by the SPD may be considering small-scale residential developments on their land, and others may be considering setting up tourism enterprises. These enterprises will provide employment opportunities and will make a valuable contribution to the rural economy. Housing developments on our members' land will help the Government and local authorities to meet housing targets and may include low-cost "starter" units on rural exception sites.</p> <p>These projects will be affected by the financial contributions proposed, when combined with any Community Infrastructure Levy (CIL) contributions additionally levied.</p>	The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from an increase in population associated with housing growth. This includes both allocations in the LPAs' Local Plans and also non-allocated growth that may come forward within Local Plan periods. No amendment proposed.
38	Mr Steven Smith	Comments offered on behalf of Lower Farm,	In line with the NPPF and Local Plan Policy the definition of exclusions within Table 3.2: Planning Use Classes covered by the Essex Coast RAMS, under the Sui Generis Planning Class should be amended to clarify that it applies to: leisure and tourism facilities:	The SPD wording regarding residential caravan sites reflects the permanency of residents, with those associated with tourism (holiday caravans and

No.	Name	Organisation	Main Issues Raised	Response / amendment required
		East End Green, Brightlingsea	<p>Amend: - Residential caravan sites (excludes holiday caravans and campsites) To: - Residential caravan sites (excludes leisure and tourism facilities)</p> <p>In addition, para 3.9 of the SPD states that "... tourism accommodation, may be likely to have significant effects on protected habitat sites related to recreational pressure ...". It is proposed that this should be amended to: "... tourism accommodation, could potentially effect protected habitat sites related to recreational pressure ..."</p> <p>It is recognised that any contribution that may result from an Appropriate Assessment of leisure and tourism facilities would be assessed on a "case by case basis" (clarified within footnote *** of Table 3.2). However, the level of contribution should be benchmarked and clarified within the SPD i.e. £5 per facility/unit (similar to an all-day parking fee at an Essex Wildlife Trust site), or in line with the Tourism Sector Deal (November 2018) local Environmental and Tourism Trust Funds could be set up between a developer/operator and the relevant District Authority whereby a contribution of £1 per tourist per day is paid to support the management of the specific habitat site that may be affected by the development.</p>	<p>campsites) being subject to consideration on a case-by-case basis.</p> <p>The wording 'may be likely to have significant effects' is specifically in line with the wording of the Habitats Regulations, and in reference to the test in those regulations to assess 'likely significant effects'. No amendment proposed.</p> <p>Regarding the extent of the tariff that may be applicable to tourist related development, it would be inappropriate to benchmark this per unit, as the level of recreational effect may vary from proposal to proposal. No amendment proposed.</p>
39	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS.	Noted. No amendment proposed.
40	Mrs Jenny Clemo	Langford & Ulting Parish Council	Support the approach.	Noted. No amendment proposed.
41	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	Para 3.6 A case could be made for new large business units over a certain square footage contributing to the mitigation strategy here. Large corporate companies, such as Amazon, could help cover the cost of their environmental impact.	The SPD is related only to those recreational effects identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>Para 3.9 Tourist accommodation: To stop people flying, we need to encourage "stay locations", Many small businesses like family run B&amp;B's will probably not be able to succeed financially if a tariff or tax for the strategy was imposed on them. Again, larger, corporate entities such as hotel chains need to carry the cost if this is going to be looked at.</p> <p>Para 3.10 We already have experience where HRA's have not been completed as part of a reserved matter planning application where the original outline application is over 2 years old. How will parallel or twin tracked applications be dealt with that exist under one outline application?</p>	<p>Any tariff imposed on tourist related development would not be retroactively sought, and will apply only to new development proposals No amendment proposed.</p> <p>The tariff will be imposed to those proposals at the reserved matters stage that have not considered recreational effects at the outline stage. No amendment proposed.</p>
42	Ms Beverley McClean	Suffolk Coast & Heaths AONB team	<p>The scope of the RAMS SPD is considered appropriate. The AONB team agrees with the Use Classes and the types of developments that will be subject to a RAMS tariff.</p> <p>Paragraph 3.7 of the SPD could be more explicit and state that proposals for single dwellings will be subject to a RAMS tariff.</p>	Noted. An amendment introducing additional clarification within Paragraph 3.7 is proposed.
43	Mr Michael Hand	Campaign to Protect Rural England - Essex Branch (CPRE)	<p>This is a key section of the SPD because it identifies where the RAMS is applicable. The Zones of Influence (Zone of Influence) map is critical. It attempts to show the sphere of influence - based on the postcode of coastal visitors - as roughly concentric circles. The result is nonsensical in that up to 40-50% of some of the Zones is North Sea. A methodology which centres a Zone of Influence on a designated Habitats site is therefore flawed. Instead the Zone should reflect the fact that many visitors come from without a tight circular catchment, often living in major centres of population and close to the main highway network. Linear Zones therefore stretch beyond the immediate local catchment area. In this respect, there is no indication as to how the Zones are defined - i.e. the proportion of total visitor numbers and from which postcodes.</p> <p>This is exemplified by the influence of the main sailing centres - notably on the Stour and Blackwater estuaries but also elsewhere - where considerable numbers of boat owners (regular visitors) live much further</p>	The Essex Coast RAMS project and associated methodology has been recognised and approved by Natural England. The methodology that determined the Zones of influence was also approved by NE. The Essex Coast RAMS is also only concerned with recreational pressures arising as a result of proposed development found within emerging and adopted Local Plans. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>afield. Also, this approach results in high proportions of certain Zones of Influence stretching outside of Essex and there is no indication of the existence or relationship with similar SPDs adopted by the appropriate Suffolk and Kent local authorities.</p> <p>CPRE supports the range of applications, schemes and Use Classes covered by the SPD. However, given the potential for significant and higher impact from proposals for tourist accommodation, CPRE suggests there should be more explicit guidance in the SPD as to how LPAs would make "a different assessment of effects".</p>	
44	Mrs Cecilia Dickinson	Resident	I do not like this format - section by section.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Section Four - Mitigation

**Table 6 – Section Four: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	The per tariff detail seems somewhat irrelevant when I have no idea how much money this will generate per annum and how much money is actually needed per annum.	The mitigation package has been calculated based upon the period of March 2019-2038. Details of this can be found in Section 4.3 which details the overall cost. The RAMS itself includes phasing details of Local Plan housing allocations, and the tariff will be collected for these dwellings. Therefore, the money collected per annum reflects housing growth directly. No amendment proposed.
2	Magister Debbie Bryce	Landlord	The Essex Coast cannot be 'recreated', 'moved elsewhere' or 'compensated for'.	Each LPA within Essex has a statutory duty to address housing need in a way that will not cause significant effects on

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>Birds do not Need People visiting and disturbing them. You should therefore not do anything that would cause this. One example is to build more houses such that this will happen. It is simply a point of logic.</p> <p>A tariff is no use to birds. You have stated that their survival depends on preserving their environment and not disturbing them. How does a 'tariff' assist that?</p> <p>Your reasoning is faulty. Clearly there is conflict in what you say. You cannot mitigate the effects of disturbance. Especially not with money.</p> <p>If, as you say, you want to prevent disturbance to European bird sites, do not create more disturbance by recreation, housing or anything else. You are kidding yourselves if you think you can have your cake and eat it.</p>	Habitats sites. The RAMS and SPD ensures that this can be done. No amendment proposed.
3	Mrs Frances Coulson	Resident	Seems a small financial contribution so long as developers can't fiddle their way out of it as they seem to with social housing commitments.	Section 5.2 of the SPD sets out that if the tariff is not paid on qualifying proposals, then alternative mitigation, agreed by Natural England, would be required or planning permission would not be given. No amendment proposed.
4	Mrs Amy Gardener-Carr	Resident	Make more actuaries for wildlife.	Noted. No amendment proposed.
5	Mr Bob Tyrrell	West Bergholt Parish Council	The proposals seem reasonable.	Noted. No amendment proposed.
6	Mrs Julie Waldie	Resident	I am glad the developers will foot the bill, sounds right to me.	Noted. No amendment proposed.
7	Mr Terry Newton	Resident	Without doing the sums this figure of 9 million pounds seems a bit vague, as there seems a lot of unknown variables, which are not easy to quantify. Am I right in thinking that this is an annual payment by each household?	The Essex Coast RAMS tariff is a one-off cost that applies to residential developments within the Zone of

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			Also, that the property must be a future build within certain designated zones?	Influence when they are consented. No amendment proposed.
8	Mr Brian Mills	Resident	I see no mention of actual measures to enforce the requirement -- money will not always correct a poor situation.	Section 4.8 of the SPD sets out that if the tariff is not paid on qualifying proposals, then alternative mitigation, agreed by Natural England, would be required or planning permission would not be given. No amendment proposed.
9	Mrs Linda Samuels	Resident	Are the contributions compulsory? What will be consequences of non-payment?	Section 4.8 of the SPD sets out that if the tariff is not paid on qualifying proposals, then alternative mitigation, agreed by Natural England, would be required or planning permission would not be given. No amendment proposed.
10	Mr David Kennedy	Resident	Should apply to commercial development also.	The SPD is related only to recreational impacts identified through the LPAs' Local Plan HRA/AAs and as a result of recreational effects. Other effects on Habitats sites from commercial development will be considered through individual project-level HRA/AAs, if such assessment is required. No amendment proposed.
11	Mr Charles Joynson	Resident	The fact that there may be other site-specific mitigation requirements in respect of Habitats sites and ecology gives me some hope that effective mitigation can be implemented. I still suspect the cash contribution for each dwelling will be far too low.	The Essex Coast RAMS SPD sets out a tariff that has been calculated using the projected costs of mitigating the effects of 'in-combination' recreational effects only. Other types of effect can be expected to be mitigated in other ways. No amendment proposed.
12	Mr John	Resident	You cannot mitigate for loss of wildlife habitat. I fundamentally disagree that there should be any permitted development in protected zones.	The Essex Coast RAMS SPD addresses development within the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	McCallum			defined Zones of Influence. Each LPA within Essex has a statutory duty to address housing need in their area. No amendment proposed.
13	Mrs Mary Drury	Resident	Money will not fix the problem - it is care of natural places. All roads should be made with tunnels for animals to cross and all new developments should have to leave wild verges and hedges and trees. Destroying old hedges/trees should be banned, as it takes a whole generation - 50 years to grow a mature tree. Tariffs of £100,000,000 will not fix up a river overnight and meanwhile the animals look for homes to breed where theirs have been destroyed.	The SPD is related only to those recreational effects identified through the LPAs' Local Plan HRA/AAs. The tariff provides the funding to take mitigation measures to address the impacts of increased visitors to the coastal areas. No amendment proposed.
14	Mrs Joanna Spencer	Resident	The Section 106 agreement, is this based on the agreement between the Council and Southend Airport?	Section 106 is a mechanism to secure infrastructure or funding to address the impacts of new development. The Section 106 agreement for Southend Airport is a separate matter. No amendment proposed.
15	Mr Matt Eva	Resident	Need to think about unintended consequences. Will this lead to greater development just outside of the proposed Zone of Influence - which will impact the habitats but lead to no revenue for mitigation.	Zones of Influence (Zols) have been identified based upon visitor surveys conducted to determine the distance at which visitors to the Essex Coast can be expected to travel from. The Local Plans of each Local Planning Authority allocate land to meet required housing growth, and some of this land falls within the Zol. Local Plan allocations are not changed as a result of the Zol and some partner LPAs' Local Plan areas fall entirely within the Zol. No amendment proposed.
16	Ms Caroline Macgregor	Brightlingsea village councillor	Mitigation costs should be vastly increased and also be required to produce sustainable zero carbon footprint buildings to increase protection of areas.	The Essex Coast RAMS SPD sets out a tariff that has been calculated by identifying the costs of mitigation

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				required to address planned housing growth within the LPA's adopted or emerging Local Plans. No amendment proposed.
17	Mr Christopher Marten	Resident	Placing a tax on developers to dissuade them from submitting an application is not a solution in my view. It is not possible to enforce any of these statutes, people cannot be trusted to obey the law. Existing laws are broken on a daily basis, adding new ones would only make policing them more difficult.	Section 4.8 of the SPD sets out that if the tariff is not paid on qualifying proposals, then alternative mitigation, agreed by Natural England, would be required or planning permission would not be given. The tariff is not designed to dissuade applications, but to ensure that funding is in place to address the impacts of increased visitors to the Essex coastal area. No amendment proposed.
18	Cllr Malcolm Fincken	Halstead, Hedingham and District Branch Labour Party	We agree with these proposals.	Noted. No amendment proposed.
19	Mr Peter Dervin	Resident	The mitigation payments should be ring fenced towards care for people not wildlife. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. It is pure madness to add an additional payment to developers that is not people-centred.	The SPD is related only to those recreational impacts identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
20	Mr Alan Lycett	Resident	Tariffs should be progressive so that larger properties pay more. Perhaps charge by number of bedrooms?	The Essex Coast RAMS SPD sets out a tariff that has been calculated using the projected costs of mitigation and planned housing growth contained within the LPA's adopted or emerging Local Plans. The tariff is evidence based and proportionate so as to not make new development unviable. It is considered inappropriate to apply a

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				'sliding-scale' in regard to the tariff at this stage and a 'blanket tariff' is proposed as the RAMS seeks to mitigate 'in-combination' effects i.e. those identified from accumulated housing growth in the Zol. This can however be reviewed annually by the Delivery Officer once appointed. No amendment proposed.
21	Mr Brian Jones	Resident	OK.	Noted. No amendment proposed.
22	Mr Aubrey Cornell	Resident	Increase the tariff significantly in order to deter the initiation of such developments close to these sites.	The Essex Coast RAMS SPD sets out a tariff that has been calculated by identifying the costs of mitigation required to address planned housing growth within the LPA's adopted or emerging Local Plans. No amendment proposed.
23	Mr Andrew Whiteley	Resident	No mention of improved infrastructure. Essex roads trains and buses are already stretched and that is without the impact on social services.	The SPD is related only to those in-combination recreational effects identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
24	Mrs Angela McQuade	Resident	Payment is not enough.	The Essex Coast RAMS SPD sets out a tariff that has been calculated by identifying the costs of mitigation required to address planned housing growth within the LPA's adopted or emerging Local Plans. No amendment proposed.
25	Mr Peter Bates	Resident	It is essential to ensure that all financial contributions [including for part-projects] meet all costs identified and that they are paid before commencement of the work [or stage of project], and that all funds are held securely and that they are used in the local community directly	The tariff will need to be paid before the commencement of the development in all cases. As effects are related to housing growth in the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			affected and not in other locations. Funding should only be used for physical measures, not legal advice, administration etc.	entirety of the Zone of Influence, mitigation will be limited to within the Zone of Influence as appropriate. No amendment proposed.
26	Mr Stephen Ashdown	Resident	Developers of larger sites must as well as paying levies make suitable arrangements to integrate the disturbed wildlife. Examples being tunnels under roadways, extra plantations of hedgerows/trees, or sponsorship of a suitable wildlife scheme developed for that zone.	The on-site requirements of large scale housing development proposals are not within the remit of the RAMS or SPD and will be identified through project-level HRA/AAs. Developers of strategic sites are encouraged to engage with the relevant LPA for specific guidance on what is considered appropriate. No amendment proposed.
27	Mr Graham Womack	Resident	<p>I support the concept of requiring the payments to be made at the start of a development phase.</p> <p>I have reviewed several planning documents over the past 12 months. I cannot recall having seen any specific reference to the tariff that is now being proposed.</p> <p>How will the tariff funding be allocated to mitigation work. Who will ensure that the relevant funds are only allocated to RAMS mitigation, and not to other local projects? I can recall several instances where local councils have proposed uses for S106 monies, only to be told that the funds are no longer available.</p>	The SPD, once adopted, will form a planning document that sets out the implications of the RAMS for developers. The Essex Coast RAMS mitigation will be managed by a dedicated RAMS Delivery Officer who will liaise with each LPA's own monitoring officers. Mitigation will be delivered at a strategic level ensuring it is applied to mitigate the effects of housing growth. No amendment proposed.
28	Mr Michael Blackwell	Resident	This seems reasonable.	Noted. No amendment proposed.
29	Mrs Joanna Thornicroft	Resident	I think the tariff is too low. I also have concerns that the buyer actually ends up paying this. I would prefer to see more ecological building material and a focus on sustainability for houses within these zones. If you want to live near a beautiful place that attracts wildlife, then your property and lifestyle should not cause damage. A one-off fee for a house that will	The Essex Coast RAMS SPD sets out a tariff that has been calculated using the projected costs of mitigation and planned housing growth contained within the LPA's adopted or emerging

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			last hundreds of years seems pretty insignificant in the great scheme of things. Could building limits be considered? I do agree that something should be put in place.	Local Plans. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
30	Councillor Richard van Dulken	Braintree District Council	I question the acceptability of Section 106 monies generated in Braintree, for instance, being used 20 or 30 miles away for totally unconnected purposes.	The Essex Coast RAMS aims to deliver a strategic approach to mitigation that was recommended within each LPAs' Local Plan HRA/AA, including that of Braintree District Council. Zones of Influence were based upon visitor surveys conducted to determine the distance at which visitors can be expected from new development. The collection of the tariff does not prejudice investment in infrastructure by developers in the locality of the new development. No amendment proposed.
31	Mr Mark East	Resident	The tariff is a drop in the ocean against the margin of profit for developers. The document implies that it is avoiding harm, but it is in fact fast tracking planning applications which are the source of harm. It is inconceivable that the provision of a small green space will deter residents from visiting the sites. Is there any scientific evidence or survey to objectively demonstrate any notable change of movement away from visiting SPA/Ramsar sites when green space is provided?	The SPD is related only to those in-combination recreational impacts identified through the LPAs' Local Plan HRA/AAs. It can be expected that other mitigation requirements and contributions will be expected of developments, to address other effects on Habitats sites identified within project-level HRA/AAs. No amendment proposed.
32	Mrs Michelle Endsor	Resident	As previous stated, these factors are speculative and unproven. Once these "mitigations" fail, which with the delicate wildlife balance in this area, we have no doubt they will, it is too late, and we have lost valuable breeding areas for future generations.  It is also stipulated that payments will be charged to fund this gamble with	The Essex Coast RAMS toolkit (Table 4.1 of the SPD) sets out monitoring arrangements, amounting to 'birds and visitor surveys, including a review of the effectiveness of mitigation measures.' The scope of the SPD, and

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			our native wildlife but there is never any guarantee that these monies will not at some point in the future be absorbed into other projects that are deemed more relevant to the climate of the time. The same happened with the funds from council house sales with very little being ploughed back in to finance new social housing at the time. There is always a cause considered more important down the road but in this case, unsuccessful mitigation and cuts in future funding could see the devastation of our wetland wildlife, something which can never be rectified.	the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. No amendment proposed.
33	Mrs Linda Findlay	Resident	<p>This must be actioned before development takes place.</p> <p>Too often developers try to reduce their section 106 agreements having built the most profitable part of the development. E.g. reducing number of "Affordable" housing or finding reasons why agreed access changes aren't practical.</p> <p>There need to be realistic penalties for later alterations that reflect loss to the community at large. Too often reneging on commitment remains more profitable, which should never be the case.</p> <p>Use local, possibly smaller companies to develop housing, as these have more stake in the local environment and have a more transparent reputation</p>	Section 4.8 of the SPD sets out that if the tariff is not paid on qualifying proposals, and alternative bespoke mitigation is not forthcoming (and agreed as suitable by Natural England) then planning permission would not be given. The tariff will need to be paid before the commencement of the development in all cases. No amendment proposed.
34	Mr David Evans	Resident	<p>The whole basis of how this income from a tax on new development is to be spent seems skewed to provide resources for semi-police activities and restrictions on human activity.</p> <p>Hamford Water has managed itself and the wildlife present to a very high standard, without draconian legal powers and without constant surveillance.</p> <p>The Hamford Water Management Committee, upon which all statutory bodies, Tending District Council, Essex County Council, the Environment Agency, users of the area, Yacht Clubs, the Royal Yachting Association, Wildfowlers, Riparian Landowners, Marinas plus all the various</p>	The Essex Coast RAMS SPD relates only to the effects on Habitats sites (as defined) which are designated on the Essex Coast. The tariff is proposed to fund a RAMS Delivery Officer and Rangers to address recreational impacts identified through the LPA's Local Plan HRA/AAs, but not to impose restrictions beyond these specific effects. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			commercial interests are all members of this organisation and which supervises the area at nil cost. Anyone except those organisations that willingly contribute, has not been mentioned once in the RAMS documentation.	
35	Mrs Dawn Afriyie	Resident	<p>Essex is already overpopulated, the road network is in a dire state, the sewer systems are old and falling apart, more housing is not needed in Essex, coastal and non-coastal.</p> <p>Our wildlife must be preserved at all costs. How many more natural habitats must be destroyed before Essex council stops building.</p>	The SPD is related only to those recreational impacts identified through the LPAs' Local Plan HRA/AAs. Each LPA within Essex has a statutory duty to address housing need in a way that will not cause significant effects on Habitats sites. It is the LPAs who are responsible for determining development proposals and delivering and implementing the RAMS and SPD, not Essex County Council. No amendment proposed.
36	Mrs Karen Hawkes	South Woodham Ferrers Town Council	<p>Bullet point 4 states "Information on alternative sites for recreation". Whilst it is appreciated that the area needs to be protected, the preferred message should be with information signage and alternative routes within the same location. This would also support tourism in the area and encourage sustainability and health benefits. If visitors are being sent to alternative locations this would result in increased motor vehicle usage; visitors may be less likely to visit the site which would affect their health and wellbeing.</p> <p>Bullet point 6 "Interpretation and signage". Members would welcome universal / uniform signage throughout all the Essex Coastal Habitats. This would assist visitors when visiting other sites as the signage format would be recognisable which would aid enforcement as visitors would be familiar with the signage.</p> <p>Page 12 Action Area Table Members would request that relevant Town and Parish Council are detailed as partnership organisation.</p>	<p>The message regarding 'alternative sites for recreation' can be expected to apply to future trips for recreation.</p> <p>Noted. Comments regarding uniform signage and additional stakeholders in the partnership organisation can be acted upon by the Delivery Officer, once appointed. The project has the brand: Bird Aware Essex Coast, which Bird Aware Solent is seeking to extend around the country. No amendment proposed.</p> <p>The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. The Delivery Officer, once appointed, will engage</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>Page 13 Budget and Appendix 1 Strategic Mitigation. Whilst members are supportive of the Action Areas identified, there are concerns as to whether they are deliverable within the budget identified. Mitigation package is £8,916,448 from March 2019 – 2038. Members suggest that the toolkit needs revisiting to ensure that the projects can be delivered within the budget available. They also identified that there is excessive funding on personnel and enforcement and insufficient funding on the delivery of actual projects.</p> <p>Members are also concerned that the type of projects proposed are already being delivered by other stakeholders and that this is an unnecessary duplication of work.</p> <p>Page 15 Schemes under 10 dwellings There are concerns that item 4.16 with regard to reasonable costs of completing and checking the agreement is not required and that a more straight forward method would be as a matter of course to charge the £122 a home once the location is identified within a zone as detailed on page 7.</p>	<p>with key local stakeholders. No amendment proposed.</p> <p>The mitigation package costed within the RAMS responds to new initiatives or resources required only, and similarly the tariff will not be used to pay for any existing initiatives. There will therefore be duplication of projects. No amendment proposed.</p> <p>Some LPA partners do not charge a legal fee for minor applications; however these applicants are required to pay the tariff. No amendment proposed.</p>
37	Mrs Susie Jenkins	Brightlingsea Nature Network	<p>I feel it necessary to recognise that the disturbance of some habitats cannot be mitigated with financial payments. It is not clear under which circumstances this would be the case and is therefore more likely to leave habitats open to disturbance to the integrity of the habitat through a planning system weighted towards mitigation.</p> <p>We need clearer thought translated into understanding of when mitigation is not appropriate.</p> <p>Certain areas should be protected from development and disturbance.</p>	<p>The SPD is related only to in-combination recreational effects on Habitats sites as identified within the LPAs' emerging or adopted Local Plan HRA/AAs. Other mitigation on-site will still be required to address effects, as and when identified in project-level HRA/AAs of development proposals. No amendment proposed.</p>
38	Mrs Lesley Mitchelmore	Danbury Parish Council	<p>Any costs involved in protecting the Coastal Recreational Areas should be funded by legally binding section 106 agreements with developers without impacting on local councils.</p>	<p>Noted. Coastal Protection Areas are outside the scope of the RAMS. No amendment proposed.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
39	Mr Graham Pike	Resident	A flow chart determining your obligations dependent on the development's size would be helpful.	The on-site requirements of large scale housing development proposals are not within the remit of the RAMS or SPD and will be identified through project-level HRA/AAs. No amendment proposed.
40	Councillor Frank Belgrove	Alresford Parish Council	The use of Rangers to enforce / upkeep protected areas is good. In addition, Water Bailiffs could be employed. The £122 levy does seem low as Essex has a long coastline to "police".	The Essex Coast RAMS SPD sets out a tariff that has been calculated using the projected costs of mitigation and planned housing growth contained within the LPA's adopted or emerging Local Plans. No amendment proposed.
41	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	Planning must not be passed, where new builds increase the lack of ground soak, and will increase flooding to established property in low lying areas	The SPD is related only to in-combination recreational effects on Habitats sites as identified within the LPAs' emerging or adopted Local Plan HRA/AAs. No amendment proposed.
42	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	This is just another form of tax which will affect the less well off in society. 1. Who will be responsible for the setting of the tax levels? 2. How will the tax be collected? 3. How will this tax be used? 4. Who will oversee the administration? 5. It will prove to be very unpopular 6. It will affect the housing market and the national economy	The SPD sets out who is responsible for the setting of the tariff, how it will be collected, how it will be used and who will oversee the administration of the project. No amendment proposed.
43	Mr John Fletcher	Resident	How do you mitigate? Here we have a superb Warden who is employed by Tendring District Council. He is experienced and has been doing the job for many years. He patrols Hamford Water and ensures the rules are not broken. I would have thought you would have understood that birds adapt. Apart from the boats, the marina has two helicopter landing sights which cause no problems. Incidentally, at Culdrose in Cornwall, the Royal	The good work of existing wardens / rangers is recognised, and a key part of the mitigation package is the employment of additional coastal rangers to patrol the area and educate visitors. The SPD is related only to

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			Navy has the largest helicopter base in Europe, and they have to keep Lanner hawks to keep the birds away.	those in-combination recreational impacts identified through the LPAs' Local Plan HRA/AAs. Mitigation is set out in the costed mitigation package included within Appendix 1 of the SPD. No amendment proposed.
44	Councillor Jenny Sandum	Braintree District Council	Anything that can be done to strengthen the requirement to avoid adverse impacts on Habitats sites (e.g. strengthened requirements to retain existing hedges, trees and vegetation) would be extremely well received.	The SPD is related only to in-combination recreational effects on Habitats sites as identified within the LPAs' emerging or adopted Local Plan HRA/AAs. Other mitigation on-site will still be required to address effects, as and when identified in project-level HRA/AAs of development proposals. No amendment proposed.
45	Mr Gavin Rowsell	Resident	£9 million of tax to be spent on telling people how they should not scare birds... just imagine how much that could help change people's lives for the better if spent on making sure ex-servicemen/women had psychological support, jobs training and housing help, or assisting rape victims of grooming gangs, or a multitude of other social issues.	The Habitat Regulations require likely significant effects on Habitats sites to be mitigated. The SPD is related only to those recreational impacts identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
46	Mrs Angela Faulds	Brentwood and Chelmsford Green Party	The mitigation amount as a whole, and the amount per dwelling, seem ridiculously small, considering the cost of housing in this area.	The Essex Coast RAMS SPD sets out a tariff that has been calculated using the projected costs of mitigation and planned housing growth contained within the LPA's adopted or emerging Local Plans. Other mitigation on-site will still be required to address effects, as and when identified in project-level HRA/AAs of development proposals. No amendment proposed.
47	Mrs Katherine Kane	Rettendon Parish Council	Rettendon Parish Council supports the tariff to fund mitigation measures.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
48	Mr Bernard Foster	Resident	<p>Before you decide if tariffs work you have to be clear on your goals. If it is to cover the costs of a scheme to reduce harm, then the tariff system with continuous monitoring may well achieve this. This does by definition mean the acceptance of gradual decline of these areas due to increasing human activity with the certainty but hopefully rare occurrence of serious failures being inevitable. Adding 0.03% to the price of a dwelling is unlikely to restrict access except possibly to the less well-paid local residents, so to constrain the developments in these sensitive areas is the only real answer. The pressure and legislation that is being used to drive the mass erosion of the Green Belt needs to be matched by an equal pressure to provide open areas, parks with the roads being balanced with paths, cycle tracks and bridle ways to provide residents an acceptable alternative. The constant erosion of PRoW's due to inadequate protection and enforcement drives walkers, riders etc to the only areas left accessible inflicting unnecessary damage. Localism suggests that listening even to rural locals might on occasion bear fruit when it comes to understanding residents' attitudes and that of those most likely to visit.</p>	<p>The Essex Coast RAMS SPD sets out a tariff that has been calculated using the projected costs of mitigation and planned housing growth contained within the LPA's adopted or emerging Local Plans. Other mitigation on-site will still be required to address effects, as and when identified in project-level HRA/AAs of development proposals.</p> <p>Additionally, the effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.</p>
49	Mr Mark Marshall	Resident	<p>Developer tariffs and control should be enforced more. In my area a developer tore out a protected ancient hedgerow with little more than a slap on the wrist. If there was a large fine and enforcement other developers would think twice about flouting the rules.</p>	<p>Payment of the tariff will be required when development is consented. No amendment proposed.</p>
50	Mr Tim Woodward	The Country Land & Business Association (CLA)	<p>CLA members in the areas and Zones of Influence covered by the SPD may be considering small-scale residential developments on their land, and others may be considering setting up tourism enterprises such as camping sites, farm shops, and other retail outlets. These enterprises will provide employment opportunities and will make a valuable contribution to the rural economy. Housing developments on our members' land will help the Government and local authorities to meet housing targets and may include low-cost "starter" units on rural exception sites.</p> <p>These projects will be affected by the financial contributions proposed, when combined with any CIL contributions additionally levied.</p>	<p>The tariff has been calculated based on the level of growth of the LPAs' Local Plans, including allocations and windfall allowances. As the tariff is applicable on a per dwelling basis, it will also apply to unplanned growth that may come forward in the timeline of the project. The tariff is evidence based and proportionate so as to not make new development unviable. This can however be reviewed annually by the Delivery Officer once appointed.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				No amendment proposed. No amendment proposed.
51	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS	Noted. No amendment proposed.
52	Mr Alasdair Daw	Billericay Action Group (part of Billericay District Residents Assoc)	<p>The Zones of Influence are based on clumsy radii, in the west and north-west of Basildon Borough this excludes (and only just) the source of the Crouch in Billericay and some of the headwaters of the Mid-Blackwater catchment such as the Mountnessing Brook.</p> <p>The Mountnessing Brook will be affected by the development of 1700-2000 new houses (Policy H17 of the Basildon Local Plan). 2000 x £144 amounts to £288,000 so there would be a significant benefit in altering the boundary in this case.</p> <p>The Crouch would also be effected in a similar way, but it is hard to determine whether the edge of the Zone of Influence includes sites such as H18, H19 and H20.</p> <p>So it is proposed that the Zone of Influence be adjusted very slightly to reflect catchments, at least within Basildon Borough. This could apply to the Blackwater, though the arguments for the Crouch would be weaker (smaller draft Zone of Influence) and those for the Thames weaker again (only parts of it a RAMS site).</p>	The Zones of Influence found within the RAMS document have been calculated based upon data collected through visitor surveys and are only relevant to Habitats Site designations. Any future adjustments to the ZoI are required to be data driven and subject of ongoing monitoring proposed. No amendment proposed.
53	Mr James Taylor	Resident	I support the mitigation tariff.	Noted. No amendment proposed.
54	Ms Jo Steranka	Resident	The SPD's current approach to mitigation appears at this stage to be simply one of 'doing something that might help, although the Council accepts that in the long term it will be quite unable to protect these precious habitats'.	Many of the suggested actions are considered relevant for exploration by the Delivery Officer, once appointed. This includes the annual review of both

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>I would suggest the mitigation package is a very defeatist approach to protecting the Designated Sites, particularly since 5 people is an insufficient resource to police public access and environmental degradation on 350 miles of coastline.</p> <p>The mitigations need to include many more pro-active measures giving the County Council powers to manage access in a much more proactive manner. Such measures might include:</p> <ul style="list-style-type: none"> <li>* Bye-laws governing access to and public behaviour specific to each Designated Site.</li> <li>* Periods of site closure at sensitive times such as nesting of ground-nesting birds or seal pupping.</li> <li>* Imposition of significant on-the-spot fines on members of the public caught disturbing wildlife.</li> <li>* Prosecution of members of the public caught damaging Designated Sites, whether through littering and fly-tipping, theft of shingle and sand or other actions which degrade the quality of a Site.</li> </ul> <p>Whilst the public education approach is a start, this is too little and ineffectual.</p> <p>There is no attempt to even suggest mitigations for the pollution to the Designated Sites from land-based sources. The Essex coastline is littered with plastics which have escaped from recycling bins.</p> <p>Having set out a minimalist approach to protection of the Designated Sites, the tariff per new dwelling is then calculated by the simple division of total cost for this inadequate programme by the expected number of new dwellings. In February 2020, the average cost of a house in Essex was £377,984. The Tariff therefore represents 0.032% of the average purchase price of the new developments. This is a drop in the ocean compared to the cost of purchasing a newly-built house.</p>	<p>the effectiveness of the mitigation package and the extent of the tariff over the lifespan of the RAMS project. No amendment proposed.</p> <p>The RAMS and SPD are relevant to housing growth at the LPA level. It is the relevant LPAs who are responsible for preparing, adopting, delivering and implementing the RAMS and SPD, not ECC. No amendment proposed.</p> <p>The RAMS toolkit includes many of the proposed mitigations included in the response. The Essex RAMS toolkit includes, within the 'education and communication' Action Area, direct engagement with clubs and relevant organisations. The implementation of this can begin once the Delivery Officer is appointed. Additionally, the effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			I suggest that the approach to calculating the financial requirements for mitigating the effects of new residential development over the next 20 years needs to be revised. For the reasons above, there is no reason why the Council should not increase the budget to protect the Designated Sites fourfold to £35,661,792 so that a more credible set of mitigations can be implemented. This would increase the tariff on each new dwelling to a mere £489, or 0.13% of the average purchase price.	
55	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	<p>4.3 The cost has been worked out based on figures from February 2019. Before this strategy is accepted, an increase in line with inflation will have to take place.</p> <p>Tariff 4.4: A tariff of £122.30 per new dwelling is being discussed as a way of paying for this mitigation strategy but (as I understand it), it is not currently adopted by all councils and therefore revenue is being lost.</p> <p>4.5: Have pay rises been factored into this cost, or does that come under the tariff being index linked? The contingency is already tight. What happens if not all the homes planned get built? Will fines contribute to the cost of the strategy going forward?</p> <p>4.12 I refer to a previous comment that LPA's are under pressure to provide housing numbers, thus, potentially, the tariff may not be collected if developers push back.</p>	<p>The final SPD will factor in inflation to reflect accurate costs at the time of adoption and index-linked (using Retail Price index (RPI)) to 2038. This includes salary pay rises, which are factored into the mitigation costs and not part of the 10% contingency. Contributions are already being collected by the LPAs. No amendment proposed.</p> <p>The tariff will need to be paid before the commencement of the development in all cases and as a requirement of planning permission, unless alternative bespoke mitigation is delivered and agreed as suitable by Natural England. No amendment proposed.</p>
56	Mr Michael Hand	Campaign to Protect Rural England - Essex Branch	The current tariff of £122.30 per dwelling is a minuscule proportion of the development cost of a new home and CPRE questions why the costed mitigation package (and resultant tariff) is therefore not larger. This could be affected by a phased or dual zoning - as evident in the Suffolk approach. It is therefore considered to be too simplistic an approach and dwellings already consented in the Local Plan periods - but where building has not already commenced - could surely be retrospectively included to	The Essex Coast RAMS SPD sets out a tariff that has been calculated using the projected costs of mitigation and specifically in relation to in-combination recreational effects resulting from planned housing growth contained within the LPA's adopted or emerging

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>provide a higher overall level of total contributions.</p> <p>It is reassuring that the RAMS contribution is in addition to the payment of any Community Infrastructure Levy or other form of developer contribution. Similarly, it is right and proper that the LPAs legal costs associated with the drafting and checking of the deed are covered by the applicant and are in addition to the statutory planning application fee.</p>	<p>Local Plans. Other mitigation can be expected to be delivered to address other effects identified on Habitats sites to address the recommendations of project-level HRA/AAs. The tariff payment is in addition to any relevant CIL payments. No amendment proposed.</p>
57	Mrs Cecilia Dickinson	Resident	I do not like this format - section by section.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.
58	Mr Gerald Sweeney	Carney Sweeney on behalf of Seven Capital (Chelmsford)	<p>Whilst the SPD seeks to provide a mechanism for how a RAMS contribution has been calculated and how it is payable, we do not agree with the implementation of a 'blanket tariff' for a RAMS contribution. The SPD proposes the collection of RAMS contribution through a Section 106 Agreement or Unilateral Undertaking.</p> <p>The proposed tariff of £122.30 per dwelling is in our opinion premature, as some developments may have less or more harm than others. As such, the implementation of a 'blanket tariff' does not take into account whether the planning obligation to secure the proposed RAMS contribution is necessary; directly related to the development and fairly and reasonably related to the scale and kind of development as required at Paragraph 56 of the NPPF.</p> <p>It is noted at Appendix 2 that a RAMS contribution in respect of Student Accommodation schemes is proposed to be applied on a 'proportionate basis'. From our reading of Appendix 2, it appears that part of the justification for this approach is due to such uses having an absence of car parking and the inability for students in purpose-built student accommodation to keep pets, and therefore, "... the increase in bird disturbance and associated bird mortality, will be less than dwelling houses...". This approach demonstrates that there is an ability to make some concession for certain types of 'housing developments' depending</p>	<p>The RAMS and SPD applies only to 'in-combination effects' which have been identified within the HRAs of the LPAs' Local Plans. Each Local Plan's resultant AA, and consultation with Natural England, has identified the need for the RAMS to mitigate in-combination effects and enable development.</p> <p>The Essex Coast is unique and cannot be replicated. Evidence shows that residents living within the Zone of Influence visit the coast, thus the tariff is applicable to mitigate the effects of new housing growth.</p> <p>The tariff is evidence based and proportionate so as to not make new development unviable. It is considered inappropriate to apply a 'sliding-scale' in regard to the tariff at this stage and a 'blanket tariff' is proposed as the</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>on the nature of the use, but we would go further as matters relating to the location and sustainability credentials of a site and the proposed scheme should also be taken into account.</p> <p>Therefore, we request that any contribution should be proportionate as to the degree of proven harm from a scheme, and in addition to this, where it is commercially viable for the scheme to make a RAMS contributions (over and above any CIL liability and other requested S106 contributions). As such, Paragraph 4.4. should be amended to include the following:</p> <p>"Contributions from developments towards mitigation and measures identified in the Essex Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) will be sought against the identified harm of that scheme. The level of contribution will also be tested in the context of commercial viability of the overall scheme to avoid non-delivery of allocated sites."</p> <p>The basis for the RAMS contribution is noted as being to "... mitigate the additional recreational pressure in a way that ensures that those responsible for it, pay to mitigate it at a level consistent with the level of potential harm" (Paragraph 2.15 of the draft SPD).</p> <p>The payment of any RAMS contribution prior to commencement of development is therefore not deemed necessary as a scheme during the construction phase would not generate additional population. It is more appropriate that any RAMS contribution should be payable prior to the occupation of the development. and Paragraph 4.6 should be amended accordingly.</p>	<p>RAMS seeks to mitigate 'in-combination' effects i.e. those identified from accumulated housing growth in the ZoI. This can however be reviewed annually by the Delivery Officer once appointed. No amendment proposed.</p> <p>An amendment to the SPD setting out the requirements of development proposals in regard to statutory HRA procedures and on-site mitigation, and the specific effects the RAMS will mitigate in accordance with Regulation 122 of the CIL Regulations, is proposed.</p> <p>An amendment justifying the inclusion of C2 Residential Institutions and C2A Secure Residential Institutions as qualifying within the scope of tariff payments is proposed.</p> <p>Paragraph 4.6 of the SPD justifies that the tariff will be payable prior to commencement as 'this is necessary to ensure that the financial contribution is received with sufficient time for the mitigation to be put in place before any new dwellings are occupied.' Elements of the mitigation package, such as the appointment of staff, can take time to implement. Others, such as surveying work, can only be undertaken at</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				certain times of the year. It is considered important that mitigation relevant to the RAMS is delivered first, rather than potentially retrospectively, in order to ensure there is no possibility of harm resulting from development. No amendment proposed.

## Section Five – Alternative to paying into the RAMS

*Table 7 – Section Five: Summary of consultation responses and actions*

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	I am concerned that there is a conflict of interest if the developers are contributing and in return this helps speed up the planning/approval process. Tight measures need to be in place.	Noted. No amendment proposed.
2	Magister Debbie Bryce	Landlord	Mitigation or compensation? Local authorities are not aware of the distinction. Do you want to prevent damage or just feel better and kid yourself that you can recreate Habitat elsewhere? The fact that the Habitat does not occur naturally elsewhere should tell you that you can't mitigate or compensate.	The SPD is related only to those in-combination recreational impacts identified through the LPAs' Local Plan HRA/AAs. The tariff can only legally be utilised to deliver the detailed mitigation included within the RAMS and reiterated within Appendix 1 of the SPD. No amendment proposed.
3	Mrs Frances Coulson	Resident	I would rather trust council visitor data than applicants'.	Noted. No amendment proposed.
4	Mrs Aileen Cockshott	Resident	RAMS seems a more pragmatic solution and we should not offer an alternative.	Although the tariff is introduced, applicants may wish to propose bespoke mitigation as an alternative to the tariff, if it is deemed suitable by

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Natural England and the LPA. No amendment proposed.
5	Mrs Amy Gardener-Carr	Resident	Do not build here.	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed.
6	Mrs Julie Waldie	Resident	Para 5.1 seems more sensible to me. Fairer and more cost effective too.	Noted. No amendment proposed.
7	Mr Terry Newton	Resident	I think a more inclusive survey would be necessary at this time. With the emphasis on what local households would prefer at this time and going forward for future generations. This would be prudent, whoever is paying for mitigation to take place.	Noted. No amendment proposed.
8	Mr Brian Mills	Resident	The proposals look ok.	Noted. No amendment proposed.
9	Mrs Angela Harbottle	Resident	I agree developer contributions are the better option.	Noted. No amendment proposed.
10	Mr Charles Joynson	Resident	It hardly seems likely that the developer will go to all the effort to perform visitor surveys in order to reduce the £122.30 payment. However, if they do attempt to do this before the dwellings are occupied it will under-represent the true figure. Many future residents will discover the full geography available to them and their dogs. So, both before and after occupation visitor surveys will under-represent the true wildlife disturbance situation.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. Alternatives must be equal to or better than a payment of

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				the RAMS tariff. No amendment proposed.
11	Mr John McCallum	Resident	My alternative to paying into RAMS is to not allow the developments in the first place.	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed.
12	Mrs Mary Drury	Resident	Asking for money is not the answer; it will make for resentment as it will not be used properly. Councils waste money.	The tariff can only legally be utilised to pay for the mitigation contained within the RAMS and included within Appendix 1 of the SPD. The RAMS project will be overseen by a working group lead by a newly appointed Delivery Officer. No amendment proposed.
13	Mrs Joanna Spencer	Resident	All residents should be asked for comments on how they feel the wildlife would best be serviced.	A range of stakeholders were engaged during the preparation of the RAMS. No amendment proposed.
14	Cllr Malcolm Fincken	Halstead, Hedingham and District Branch Labour Party	We do not agree that an alternative to paying into the RAMS should be allowed. We consider that some developers may use this alternative as a way of avoiding the payments without showing any real commitment to the alternative.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
15	Mr Peter Dervin	Resident	They could instead build more houses at a cheaper cost, if they did not have to pay an additional tax as this seems to be.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
16	Mr Neil Hargreaves	Resident	For c£100-ish per house no-one is going to bother paying for their own visitor survey.	Noted. No amendment proposed.
17	Mr Aubrey Cornell	Resident	All visitor surveys should be carried out by an independent, unbiased organisation.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
18	Mr Peter Bates	Resident	No. Seems reasonable.	Noted. No amendment proposed.
19	Mr Stephen Ashdown	Resident	Any surveys must be peer assessed to prevent bias by a third party. Evidence must not be solely reliant on private parties and must include studies by relevant educational institutions (e.g. University).	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
20	Mr Graham Womack	Resident	This is a bad idea. The whole idea is to plan mitigation measures at a strategic level. Allowing developers to propose their own measures contradicts this and will be seen as a 'loophole' to include measures that only they will benefit from.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
21	Mrs Joanna Thornicroft	Resident	Individual assessments should have some sort of national recognised certification otherwise unscrupulous developers will be able to bypass the requirements.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
22	Mr Mark East	Resident	The above suggests that the proposals are in place to benefit applicants/developers and not the environment which the population are legally entitled to see protected.	Noted. No amendment proposed.
23	Mrs April Chapman	Resident	I cannot see any need to provide this alternative and see several drawbacks. It will delay schemes, cause court procedures where disputes occur which could add to local councils' costs and will engender resentment. It also encourages the idea that the RAMS mitigation system is flawed.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
24	Mrs Linda Findlay	Resident	Worth and cost needs to be viewed long term. Many possible benefits will be lost when only short-term effects are taken into account.	It can be considered that this may be addressed if appropriate through the actions of the Delivery Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
25	Mr David Evans	Resident	Use concerned organisations to self-police.	It can be considered that this may be addressed if appropriate through the actions of the Delivery Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
26	Mrs Karen Hawkes	South Woodham Ferrers Town Council	Section 5 Alternative to paying into RAMS - Para 5.2 should be removed. There should be no option for developers to carry out their own surveys. If the surveyor evidenced that there was no requirement to fund the tariff; this would result in a shortfall in the anticipated income and as a result projects detailed may not be able to be funded. The tariff should be mandatory for all developments as identified and all applicants should be subjected to the same scrutiny.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
27	Councillor Frank Belgrove	Alresford Parish Council	Town and Parish Councils could assist with surveys.	It can be considered that this may be addressed if appropriate through the actions of the Delivery Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
28	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	<p>I would suggest the mitigation fee should be mandatory or not at all.</p> <p>Any alternative choice would be too difficult to manage and involve long winded negotiations.</p> <p>Mitigation is too big to be 'in house' (i.e. RAMS) Who elects the officers of RAMS? What authority do they have to raise a form of prohibition tax? What will RAMS do with the money raised?</p> <p>Any mitigation scheme should be applied by government taxation for protection.</p>	<p>The RAMS responds to the requirement of the LPAs' Local Plan HRA/AAs, that strategic mitigation is needed to ensure there would be no significant in-combination effects on the integrity of Habitats sites at the Essex Coast as a result of housing growth. The RAMS proposed a suite of mitigation measures that will be funded by the tariff contributions. This satisfies the requirements of the Habitats Regulations and is endorsed by Natural England. No amendment proposed.</p> <p>The provision of mitigation is mandatory for all proposing net new dwellings in the Zone of Influence. Developers have the option to conduct</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
29	Councillor Jenny Sandum	Braintree District Council	I am a bit concerned about applicants conducting their own visitors' surveys. I would prefer if an independent environmental conservation agency such as the Essex Wildlife Trust could be involved.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
30	Mrs Jackie Deane	Great Dunmow Town Council	No objection to the proposals.	Noted. No amendment proposed.
31	Mr Gavin Rowsell	Resident	The alternative in para 5.2 at least gives a slither of hope against this bird tax.	Noted. No amendment proposed.
32	Mrs Angela Faulds	Brentwood and Chelmsford Green Party	We hope this would be very vigorously monitored.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
33	Mr Bernard Foster	Resident	I am not sure there should be an alternative to paying into RAMS as having consistency can often be the best policy as it allows for quicker modification to be introduced should the current adopted standards be proven to fall short of what is required. Is it however currently accepted that paying into RAMS is an entrance fee to build and not an analysis prior to a decision that would ensure the inevitable damage that would occur when evaluated can be justified to future generations?	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				project-level. No amendment proposed.
34	Mr Mark Marshall	Resident	Progress can be positive as long as enforcement and funding is adequate.	Noted. No amendment proposed.
35	Mr Tim Woodward	The Country Land & Business Association (CLA)	<p>We would agree that a "developer contribution" could be more cost-effective for an applicant than carrying out a visitor survey. A properly-conducted survey can be a time-consuming and expensive business, and so applicants might have to engage external consultants to carry out the work.</p> <p>This does not mean, however, that we support the imposition of a developer levy, when extra visitor access (and hence disturbance) to the coast is being actively encouraged by Natural England, and when some local authorities will be imposing a CIL charge on development projects as well.</p>	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. The SPD and RAMS ensures that residential development schemes within the Zone of Influence can come forward with an assurance that there will be no significant in-combination recreational effects on Habitats sites on the Essex Coast. No amendment proposed.
36	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS.	Noted. No amendment proposed.
37	Mrs Jenny Clemo	Langford & Ulting Parish Council	Delete para 5.2. I do not support applicant/developer conducting their own visitor surveys.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				project-level. No amendment proposed.
38	Mr James Taylor	Resident	No alternative route should be provided.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
39	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	Why would Natural England not be consulted on both scenarios? Natural England could then undertake an independent review of the HRA and the timings of the surveys.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
40	Mr Michael Hand	Campaign to Protect Rural England - Essex Branch	This section is disconcerting, as despite the rigorous and consistent approach provided by the SPD, it also allows an applicant to take alternative action to secure bespoke mitigation to avoid impacts on Habitats sites. In spite of the identified mitigation measures provided by the costed package in Appendix 1, the provision for an applicant to negotiate alternatives to remain in perpetuity will involve considerably more time and cost for the Local Planning Authority (and English Nature). This should be reflected in the level of charge levied by the LPA on the applicant.	Developers have the option to conduct surveys to provide data to support any mitigation options they propose to ensure as an alternative to the tariff, however these must be approved by Natural England and be supported by a legally compliant HRA/AA at the project-level. No amendment proposed.
41	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Section Six – Monitoring of this SPD

**Table 8 – Section Six: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	I think there should be an independent body monitoring the RAMS to ensure there is no conflict of interest and correct measures etc. are actually in place.	The RAMS project will be overseen by a working group and a Delivery Officer once appointed, a Steering Group, Project Board and elected members group. No amendment proposed.
2	Magister Debbie Bryce	Landlord	Monitoring is not conducted. Only enforcement after damage has been done. For example, at Bath & North East Somerset Council, they state they do not monitor mitigation and compliance in S.106 Agreements. What sort of monitoring do you seriously think you can afford? You are an under-resourced small local authority with one tree officer. Try to be realistic.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. Monitoring will be undertaken by the project staff which will include a full-time Delivery Officer. No amendment proposed.
3	Mrs Frances Coulson	Resident	Seems adequate.	Noted. No amendment proposed.
4	Mrs Julie Waldie	Resident	I agree but there is need to check this works. More checks the better.	Noted. No amendment proposed.
5	Mr Terry Newton	Resident	How will visit surveys be carried out? Also, will Essex residents be consulted on what is needed for local recreational needs and green and sustainable wildlife needs? Future generations will not be able to self-monitor if they do not understand their local environment.	Visitor surveys will be carried out by the RAMS delivery team at the Essex Coast. Postcode data will be sought. No amendment proposed.
6	Mr Brian Mills	Resident	What action will be taken if monitoring shows an unacceptable or irreversible situation?	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. This may lead to changes to the mitigation package proposed and possibly changes to the tariff. No amendment proposed.
7	Mrs Linda Samuels	Resident	Will the RSPB have a role within the monitoring process?	It can be considered that the finer details of the monitoring process may be addressed if appropriate through

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				the actions of the Delivery Officer, but it is envisaged that the RSPB will have a role. No amendment proposed.
8	Mr David Kennedy	Resident	Explanation as to how this activity will be funded is needed.	Further monitoring will be funded by the contributions collected through the RAMS project. No amendment proposed.
9	Mr Charles Joynson	Resident	This is good. But what action can they take with limited funds if they find mitigation is not working. Also, what about after 2038? I take it the residents will not be evicted and the houses demolished. Will any mitigations be surrendered, fences removed, and signs left to rust?	As the effects that the RAMS addresses are identified as occurring as a result of LPA Local Plans, the lifetime of the mitigation must reflect that of the Local Plan lifetimes, to 2038. As explained in the RAMS Strategy Document, an in-perpetuity fund will be developed to ensure that mitigation will be delivered in-perpetuity. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. This may lead to changes to the mitigation package proposed and possibly changes to the tariff. No amendment proposed.
10	Mr John McCallum	Resident	The monitoring process should include bodies like Essex Wildlife Trust who already have protected reserves on the coast.	It can be considered that the finer details of the monitoring process may be addressed if appropriate through the actions of the Delivery Officer. No amendment proposed.
11	Mrs Mary Drury	Resident	Monitoring and delivery officers, why? How?	The mitigation package identifies the need of a full-time RAMS Delivery Officer to oversee and manage the RAMS. The effectiveness of the mitigation will be monitored as outlined

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				within Section 6 of the SPD. No amendment proposed.
12	Ms Rachel Cross	Resident	Monitoring of the process needs to happen in year 3 as well or even annually as climate change gains momentum. How will wildlife be monitored?	The Essex Coast RAMS monitoring process, undertaken annually, will be used to inform future reviews of the RAMS and the SPD; therefore, any necessary changes will be made following this process. No amendment proposed.
13	Mrs Joanna Spencer	Resident	An independent wildlife person should be involved.	It can be considered that the finer details of the monitoring process may be addressed if appropriate through the actions of the Delivery Officer. No amendment proposed.
14	Ms Caroline Macgregor	Brightlingsea village councillor	Involvement of local town councils would better express the views of local people rather than district councils.	It can be considered that the finer details of the monitoring process may be addressed if appropriate through the actions of the Delivery Officer. No amendment proposed.
15	Mr Christopher Marten	Resident	Parish wildlife groups and the RSPB must be consulted on any application and the RSPB must be compensated for their involvement.	Natural England are the statutory body that ensure the Habitats Regulations are met, as a consultee for HRA/AA documents. Other bodies are permitted to comment on all live planning applications. No amendment proposed.
16	Mr Peter Dervin	Resident	We do not have enough carers for our old and disabled, nurses in our hospitals, and in almost every other council funded field, but you are now finding the money for monitoring?	The SPD is related only to those in-combination recreational impacts identified through the LPAs' Local Plan HRA/AAs. The SPD proposes a tariff to fund mitigation, and no other sources of funding will be used to

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				ensure its delivery. No amendment proposed.
17	Mr Alan Lycett	Resident	What happens to the results of monitoring. If wildlife is to be protected effectively someone needs to have authority to take appropriate remediation.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. This may lead to changes to the mitigation package proposed and possibly changes to the tariff. No amendment proposed.
18	Mr Neil Hargreaves	Resident	This is an example of the bureaucratic cost of this scheme. Please just read how much work and staffing is in the paragraphs above. Add to this the work at LPAs, including putting in Local Plans and doing the s106 requirement and collection and payment!	Noted. No amendment proposed.
19	Mr Andrew Whiteley	Resident	Monitoring should be set for every 2 years	The RAMS sets out that the visitor survey information is updated within the first two years of the Essex Coast RAMS adoption and repeated every 5 years afterwards to maintain postcode evidence of new residents and justifiable Zones of Influence. The Essex Coast RAMS package of measures will need to be prioritised and delivered on several timescales. The initial priorities will be reviewed by the Essex Coast RAMS Delivery Officer, however, once they are in post. No amendment proposed.
20	Mrs Angela McQuade	Resident	Please monitor closely and robustly.	Noted. No amendment proposed.
21	Mr Stephen Ashdown	Resident	Any major structural changes must result in a public consultation process being repeated.	Any fundamental updates or revisions to the SPD resulting from future monitoring will be subject to consultation in line with the requirements of the Statement of

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Community Involvement (SCI) of each LPA. No amendment proposed.
22	Mr Michael Blackwell	Resident	This is a good checking system.	Noted. No amendment proposed.
23	Mrs Joanna Thornicroft	Resident	I would like to see more regular scrutiny than annually.	Noted. A review of the monitoring arrangements proposed will be undertaken by the Delivery Officer, once appointed, as stated in Section 7.19 of the RAMS Strategy. No amendment proposed.
24	Mr Mark East	Resident	This all seems rather vague and lacking detail. The public cannot have confidence in its robust delivery.	Noted. No amendment proposed.
25	Mrs Michelle Endsor	Resident	This is paper pushing, meeting after meeting that is being funded when all that is needed is for proposed housing development to take place elsewhere other than an area of natural beauty that requires wildlife conservation, not destruction, not mitigation. There are many urban areas that have fallen into decay and require refurbishment or rebuilding and we would urge that these be utilised before destruction of the few historic wetlands that England has left.	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed. The SPD relates to all residential development resulting in a net increase of new dwellings within the Zone of Influence, extending 22km from the coast. This includes many town centres across the county. No amendment proposed.
26	Mrs Linda Findlay	Resident	Once decision made the committee and its leader need to have the power to enforce or penalise.	Section 5.2 of the SPD sets out that if the tariff is not paid on qualifying proposals, then planning permission would not be given. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
27	Mr David Evans	Resident	<p>If monitoring this process and the sites, is anything like the level of evidence submitted in the report then this will be a worthless activity. I point to the statement about the so-called damage being done to Hamford Water.</p> <p>1) It clearly states that there is Jet-Ski activity in Hamford Water and to contain this, the launching of Jet Skis will be prohibited by legislation at Titchmarsh Marina and in the area around Mill Lane in Walton. I would submit that there is no Jet-Ski activity in Hamford Water, the last one was seen several years ago, the launching of Jet-Skis is not permitted at Titchmarsh Marina or at the Walton &amp; Frinton Yacht Club or at the Walton Town Hard. The only place that Jet-Skis launch in this area is in Dovercourt Bay, which is a Tending District Council designated small craft area. Additionally proscribing Jet-Skis totally is contrary to the United Nations Charter of the Seas and Freedom of Navigation to which the UK is a signatory. This applies to all coastal areas that do not dry out at low-tide.</p> <p>2) It states (without clearly identifying the precise location) that people walking on the salt-marsh in the south-eastern corner of Hamford Water, is causing significant damage. Whilst being unsure quite where this alleged activity is occurring, I visit Hamford Water on a daily basis and have done so for over 55 years, I have not seen any such activity and the only places of access in the south eastern area where the foreshore is accessible are at Island Lane and a very small area in Foundry Creek which is a designated industrial site. Even at these sites you would disappear in soft mud if such activity was tried.</p> <p>3) The document includes the Naze area, and states that this is part of the Nature Reserve and has issues with the effect of people going there especially with dogs off the lead, which is seriously affecting the wildlife. It should be noted that this area is not controlled by Essex Wildlife Trust, it is owned by TDC, and was sold to Frinton and Walton Urban District Council (TDC is the successor Council) by Essex County Council on the condition</p>	<p>Effects have been identified within the HRA/AAs of the LPAs Local Plans, regarding future growth, and the RAMS and SPD deals with recommended mitigation. The Essex Coast RAMS monitoring process will be used to inform future reviews of the RAMS and the SPD; therefore, any necessary changes will be made following the review process. No amendment proposed.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			that it remained a Public Area with the public having complete freedom of access in perpetuity, plus banning dogs off the lead would cause a revolution. There never has been much in way of wildlife up there, a couple of Muntjacs and a few rabbits that have escaped the recent myxomatosis outbreak and a few gulls are about the sum total, nothing has changed there since I first visited the area on the first day it opened to the public in the 1950s after the Ministry of Defence vacated it.	
28	Mrs Karen Hawkes	South Woodham Ferrers Town Council	Page 17, 6.3 Steering Group - This should include relevant partners as detailed in table 4.1 including as proposed previously in this sub-mission in respect of page 12 above. With reference to the steering group, members would welcome a representative from all partnership organisations as detailed on page 13 with the addition of town and parish councils. As currently stipulated in the plan there is no input from RSPB, Essex Wildlife Trust and town and parish councils.	It can be considered that the points made may be addressed if appropriate through the actions of the Delivery Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
29	Mrs Susie Jenkins	Brightlingsea Nature Network	Will the general public be able to view the monitoring data?  Monitoring data should be transparent to enable the community directly affected by the disturbance of their designated habitats to be alerted to oversights or lack of proper data.  This section should inform the public where this information will be available to view and where to raise the alert if the data is not sufficient or available.	All monitoring data will be made publicly available. No amendment proposed.
30	Councillor Frank Belgrove	Alresford Parish Council	Town and Parish Councils could be involved in the monitoring process.	It can be considered that this point may be addressed if appropriate through the actions of the Delivery Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
31	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River	There are plenty of groups who do this such as Essex Wildlife Trust.	It can be considered that this point may be addressed if appropriate through the actions of the Delivery

No.	Name	Organisation	Main Issues Raised	Response / amendment required
		Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch		Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
32	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	RAMS will be yet another organisation on top of the existing 31 organisations.  Who monitors the care of the designated areas? The proposed scheme is purely to raise money for mitigating purposes. The scheme is so complicated, layered and requiring a large army of enforcers to be employed, meaning that money raised for mitigation will simply be used up in salaries. This is just creating jobs for the boys.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
33	Mr John Fletcher	Resident	The area is already well monitored by the Environment Agency, Natural England, RSPB and Marine Management Organisation. How many more monitors do we want?	The effectiveness of the specific mitigation proposed will be monitored as outlined within Section 6 of the SPD. The effectiveness of the RAMS is not currently monitored by any other party. No amendment proposed.
34	Mr Hugh Toler	Blackwater Wildfowlers Association (BWA)	Regarding paragraph 6.4, the BWA maintains a record of all visits by members to its sites. The BWA also places limits on the number of visitors allowed per site, frequency and overall numbers within the organisation. Through this we have managed to maintain a fairly consistent level of activity, which is judged to minimise disturbance while balancing the demands of our members.	Noted. No amendment proposed.
35	Mr Mark Nowers	RSPB	The RSPB would welcome being part of the RAMS Steering Group (section 6.3).	The Delivery Officer and Rangers can explore joint working arrangements, once appointed. No amendment required.
36	Mr Gavin Rowsell	Resident	How can this project have any measurable outcome?  Maybe the RSPB will arrange huge catch nets, usually triggered by loud explosives, to tangle up and capture hundreds of birds, then weigh them,	A strategic monitoring process is proposed to be put in place and will be managed by a dedicated RAMS delivery officer in liaison with each

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			tag them, and note down that they seem happy having not been disturbed due to RAMS.	LPA's own monitoring officers. No amendment proposed.
37	Mr Bernard Foster	Resident	<p>It is essential that for the effectiveness of the RAMS and this SPD, a strategic monitoring process is in place and that it will be managed by a dedicated RAMS delivery officer in liaison with each LPA's own monitoring officers.</p> <p>One problem is that it is reactive with monitoring only taking place annually and the report being provided to each LPA to inform their individual Authority Monitoring Report (AMR). Also, I fear it will become another meeting someone has to attend like buses or highways as long as the box is ticked that is OK. Who will be responsible for activating fit for purpose checks and be responsible for the results if less than satisfactory? A lot can happen in five years, once bad habits can become the acceptable norms. It is common to have personnel progress as part of a career path so how do you intend to create a responsive environment within the group. Does responsibility stay within the group or stay with the decision makers? It does not help you build any trust when individuals, communes or travellers move onto a site in a Ramsar area and years later are still there playing the planning system.</p>	It can be considered that this point may be addressed if appropriate through the actions of the Delivery Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. A strategic monitoring process is proposed to be put in place and will be managed by a dedicated RAMS delivery officer in liaison with each LPA's own monitoring officers. No amendment proposed.
38	Mr Mark Marshall	Resident	A lot can happen in a year, 6 monthly monitoring should be considered.	The RAMS sets out that the visitor survey information is updated within the first two years of the Essex Coast RAMS adoption and repeated every 5 years afterwards to maintain postcode evidence of new residents and justifiable Zones of Influence. The Essex Coast RAMS package of measures will need to be prioritised and delivered on several timescales. The initial priorities will be reviewed by the Essex Coast RAMS Delivery Officer, however, once they are in post. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
39	Mr Tim Woodward	The Country Land & Business Association (CLA)	<p>As pointed out above, extra recreational access to the Essex Coast will be encouraged and facilitated by the delivery of the England Coast Path by Natural England. This will inevitably increase disturbance to habitats and resident and migratory bird species, regardless of the extent of any development in the area. In some sections of the coast, there will now be formalised recreational access for walkers and dogs where hitherto there has been no public access.</p> <p>It is hoped that monitoring will have regard to this and will not lay responsibility for the effects of increased access solely at the door of landowners and developers.</p>	The SPD is related only to those in-combination recreational impacts identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
40	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS.	Noted. No amendment proposed.
41	Mrs Jenny Clemo	Langford & Ulting Parish Council	Monitoring should be after 1 year and subsequently every 2 years.	The RAMS sets out that the visitor survey information is updated within the first two years of the Essex Coast RAMS adoption and repeated every 5 years afterwards to maintain postcode evidence of new residents and justifiable Zone of Influences. The Essex Coast RAMS package of measures will need to be prioritised and delivered on several timescales. The initial priorities will be reviewed by the Essex Coast RAMS Delivery Officer, however, once they are in post. No amendment proposed.
42	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	Para 6.1 - Will the RAMS Officer be truly independent of the LPA's?	It can be considered that this point may be addressed if appropriate through the actions of the Delivery

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>Para 6.2 - Will the annual report be submitted to independent bodies, such as the RSPB and EWT?</p> <p>Para 6.3 - EWT are not part of the steering group and they are present at Abberton Reservoir which is a key site for birds. General Comment: Similar schemes have been created in other parts of the country, but they haven't been running long enough to ascertain if these schemes actually work.</p>	<p>Officer. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. A strategic monitoring process is proposed to be put in place and will be managed by a dedicated RAMS delivery officer in liaison with each LPA's own monitoring officers. The Delivery Officer will be employed by one of the partner LPAs and engage with key local stakeholders once appointed. The RAMS annual report will be published. No amendment proposed.</p>
43	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Section Seven - Consultation

**Table 9 – Section Seven: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	There is not enough detail to comment at this stage. I need to understand what areas could be affected, what is actually being done to mitigate. If there is a breeding season, then possibly pathways need to be closed off etc.	Noted. No amendment proposed.
2	Magister Debbie Bryce	Landlord	There should be no development that will lead to more disturbance of European protected sites.	The principle of the RAMS and the SPD ensures that in-combination recreational effects will not be realised on the Essex Coast's Habitats sites as a result of residential development. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
3	Mrs Frances Coulson	Resident	It is important to maintain the wildlife. Mitigation of damage is vital, and I think the suggestions are good for a code, designated paths etc.	Noted. No amendment proposed.
4	Mrs Amy Gardener-Carr	Resident	Why is this even being considered with growing flood concerns, destruction of habitat of wildlife.	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed. The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS. No amendment proposed.
5	Rev. Ian Scott-Thompson	Resident	These consultations seem designed for planning professionals. The language and response format are difficult for ordinary residents to use.	Where technical terminology and acronyms are used, these are defined in the SPD. Efforts have been made to ensure that the SPD is clear and minimises the use of jargon. An abbreviations list is also provided. No amendment proposed.
6	Mr Charles Joynson	Resident	I wonder what the environmental charities Royal Society for the Protection of Birds, Essex Wildlife Trust etc have to say about this plan. The excessive use of acronyms makes these documents hard to read.	The RSPB and EWT have been invited for comment as part of the consultation. Where technical terminology and acronyms are used, these are defined in the SPD. Efforts have been made to ensure that the SPD is clear and minimises the use of jargon. An abbreviations list is also provided. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
7	Mrs Mary Drury	Resident	The subject of ecology/environment care should be started as soon as a child starts to read.	Noted. No amendment proposed.
8	Mrs Alwine Jarvis	Resident	I think it is great that the general public are consulted for their views. However, the papers are extensive to read and not many people will find the time to read them. I would have felt it would have been better to do this as a survey with suggestions and tick boxes to obtain people's' view, with a section at the end for additional comments.	Where technical terminology and acronyms are used, these are defined in the SPD. Efforts have been made to ensure that the SPD is clear and minimises the use of jargon. An abbreviations list is also provided. No amendment proposed.
9	Mrs Joanna Spencer	Resident	This consultation should have been widely advertised in papers and local communities.	Noted. The consultation was conducted in line with national Regulations and LPA Statements of Community Involvement. A Public Notice was placed in the Essex Chronicle. No amendment proposed.
10	Ms Caroline Macgregor	Resident	This consultation should have been more widely publicised by alerts and newspaper and radio articles.	Noted. The consultation was conducted in line with national Regulations and LPA Statements of Community Involvement. A Public Notice was placed in the Essex Chronicle. No amendment proposed.
11	Mr Alan Lycett	Resident	The SPD is a very high-level document. It needs to be converted into a more detailed document so that important features such as metrics can be added.	Noted. Further detail is provided in the RAMS. No amendment proposed.
12	Mr Brian Jones	Resident	All sections are clear but it seems likely that outside pressures to ignore some of the rules will occur.	The RAMS and SPD will be subject to annual monitoring regarding effectiveness, as outlined in Section 6 of the SPD. No amendment proposed.
13	Mr Peter Bates	Resident	I consider that the letter informing residents about this consultation is designed not to encourage responses: it was not written with anyone except planners or solicitors in mind. It is necessary to scroll down to see the entire text - many people will not realise the full extent of the document they are answering questions on.	Noted. LPAs will seek to ensure that future consultation notifications are as clear as possible. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
14	Mr Graham Womack	Resident	When is the SPD expected to be implemented? How will it be applied retrospectively to the Local Plans that are currently out for consultation?	The SPD is expected to be adopted by each authority by Summer 2020. The collection of the tariff by partner LPAs has been ongoing since the emergence of the RAMS document in 2018/19.
15	Mrs Joanna Thornicroft	Resident	The consultation did not seem to be too well advertised. It has also asked me for a lot of personal information, and I cannot see anything telling me how data will be used as per the General Data Protection Regulation.	Noted. The consultation was undertaken in accordance with each authority's Statement of Community Involvement (SCI) and was advertised accordingly. No personal information will be published and it will be kept by Place Services only for the purposes of notifying respondents on the progression of the SPD. The 'Statement of Representations' includes details on how comments will be used and GDPR. The consultation was conducted in line with national Regulations and LPA Statements of Community Involvement. A Public Notice was placed in the Essex Chronicle. No amendment proposed.
16	Councillor Richard van Dulken	Braintree District Council	Local Authority and related documents never seem to have summaries of the contents, to avoid the need to plough through page after page, and in the case of this consultation, document after document.	Sections 2 and 3 of the SPD provide summaries of the RAMS and scope of the SPD. Additionally, the SPD signposts a 'frequently asked questions' (FAQ) document' which is available on the Bird Aware Essex Coast website. No amendment proposed.
17	Mr Mark East	Resident	The consultation lacks evidence of data collected to date to formulate the RAMS. This should be made available for transparency purposes.	The RAMS document, signposted within the SPD and linked within the consultation portal, includes the data

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				collected in formulating the RAMS. No amendment proposed.
18	Mr. David Gollifer	Resident	Satisfactory.	Noted. No amendment proposed.
19	Mrs Linda Findlay	Resident	Give feedback. Justify decision made relating to consultation points. Do not allow repeated consultations to delay positive decisions.	This 'You Said We Did' report intends to justify decisions made related to points raised during the consultation. No amendment proposed.
20	Mr Barrie Ellis	Resident	No amendments proposed. The document is clear.	Noted. No amendment proposed.
21	Mr David Evans	Resident	We believe the spending of tax-payers money to impose restrictions on the lawful and peaceful use of this very unique area is totally unwarranted and may even prove to be counterproductive. If it is bird life you are concerned about, I strongly suggest that you look at the Hamford Waters Bird surveys conducted by the Warden, these show consistent healthy increases. It should also be questioned why the EA licence the blowing of eggs of the Lesser Black Backed Gull on Hedge End Island, or is it that only certain parts of the natural world are to be allowed to blossom?	The RAMS and SPD relate to future planned growth, and the recreational impact that housing can be expected to have across the 12 partner LPAs. Current conditions act as a baseline against which future effects and mitigation can be identified. No amendments proposed.
22	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	This Essex Coast RAMS Supplementary Planning Document was not sufficiently promoted. It was only by word of mouth that this document has been circulated. This scheme is unnecessary, unworkable and dictatorial.	The RAMS and SPD have been identified as required through compliance with EU law, namely the 'Habitats Directive' and 'Birds Directive'. The consultation was conducted in line with national Regulations and LPA Statements of Community Involvement. A Public Notice was placed in the Essex Chronicle. No amendment proposed.
23	Mr Hugh Toler	Blackwater Wildfowlers Association	In principle we support the objectives of the SPD. We limit disturbance in two ways first by limiting the numbers in our organisation and secondly by minimising public access to our wetlands by appropriate signs.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
24	Mr Gavin Rowsell	Resident	I look forward to my comments being considered properly, as at every stage of the process so far, concerns of anyone other than those with a vested interest in the project, have fallen on deaf ears.	Noted. All comments received to the consultation will be considered and used to inform the final SPD. More details will be set out within a 'You Said We Did' document. No amendment proposed.
25	Mr Bernard Foster	Resident	The consultation system is reasonably easy to work through.	Noted. No amendment proposed.
26	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS.	Noted. No amendment proposed.
27	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	<p>Will the comments taken from the NEGC Inspector Review Workshops in January 2020 also be taken into account? Points that were made include: Other RAMS that exist in the country are new and mitigation measures have not been tried and tested due to their infancy / The RAMS are based on soft measures / The bye-laws will need to be updated as they are out of date as they look at things like vessel speeds / There is no code of conduct at present for clubs that organise water sports such as paragliding / Rangers will need to interact with users and the zones of interest are under-estimated / Paragliding, one of the worst offenders for bird disturbance, is a niche activity and it can be tourists to the area that have the worst impact, not the housing itself.</p> <p>Natural England wanted to be an independent body for wildlife, but the last coalition government told them they could not be truly independent and thus mitigation strategies were born rather than protecting areas of interest from development. RSPB has not endorsed this particular scheme, although it has been asked to be part of the steering group. What if not all the housing supply comes forward and the strategy is left in a deficit position? You cannot replace what is lost. The Essex Coast RAMS</p>	<p>The Essex Coast RAMS has been accepted by the Inspector who examined the Chelmsford Local Plan. It can be considered that the points made may be addressed if appropriate through the actions of the Delivery Officer. The SPD sets out a funding mechanism for the delivery of the mitigation included within the RAMS.</p> <p>Regarding effectiveness of the mitigation, Section 6 of the SPD outlines monitoring arrangements of the SPD and the RAMS. This will, alongside other monitoring requirements of the LPAs, cover housing delivery. The tariff may be liable to change over time to ensure effective mitigation can be delivered.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			may take time to implement and thus developers will get their planning permission through before they have to contribute. The tariff per dwelling may need to change.	The RSPB are not members of the Steering Group.  No amendments proposed.
28	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Section Eight – Useful Links

*Table 10 – Section Eight: Summary of consultation responses and actions*

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	Useful links are not enough. I want to see a summary which details the current issue, what the high-level mitigation proposals are, what they are going to cost, how long it is going to take etc. A simple excel spreadsheet/some visual aid would be very helpful.	It is considered that RAMS Strategy and SPD sufficiently summarises the issue, outlines strategic mitigation and its cost, and the timelines for the delivery of the mitigation. No amendment proposed.
2	Mrs Frances Coulson	Resident	Remember horse riders. We share access with those who do not understand horses and risk (loose dogs - also a risk to wildlife but no enforcement on requirement for leads). There is a concern that the RAMS would lead to a loss of places to ride.	Noted. There are no proposals in the RAMS to remove bridleways. No amendment proposed.
3	Mrs Aileen Cockshott	Resident	Are the RSPB involved in this process?	The RSPB were invited to both of the preliminary workshops essential to devising the RAMS and the RSPB provided valuable support for the RAMS and Bird Aware. Only the partner LPAs and Natural England were involved in the steering group as the RAMS and SPD are considered technical Local Plan documents.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				The RAMS toolkit states that, for the 'Habitat based measures' Action Area, partnership working may include such organisations as 'Natural England, Environment Agency, RSPB, Essex Wildlife Trust, National Trust, landowners, local clubs and societies.' No amendment proposed.
4	Mr Charles Joynson	Resident	The Bird Aware website is useful.	Noted. No amendment proposed.
5	Mrs Mary Drury	Resident	Ensure nature awareness in schools.	Noted. This can be considered by the Delivery Officer once in post. No amendment proposed.
6	Mr Christopher Marten	Resident	As a bird watcher I visit these areas on a regular basis and population levels have already reached unsustainable levels. At certain times of the day, roads in and out of these areas are impassable and restricted areas of parking mean an increase in traffic noise and pollution to local residents.	Noted. No amendment proposed.
7	Mr Gary Freeman	Resident	RSPB should be on the list.	<p>The RSPB were invited to both of the preliminary workshops essential to devising the RAMS and the RSPB provided valuable support for the RAMS and Bird Aware. Only the partner LPAs and Natural England were involved in the steering group as the RAMS and SPD are considered technical Local Plan documents.</p> <p>The RAMS toolkit states that, for the 'Habitat based measures' Action Area, partnership working may include such organisations as 'Natural England,</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Environment Agency, RSPB, Essex Wildlife Trust, National Trust, landowners, local clubs and societies.' No amendment proposed.
8	Mr Alan Lycett	Resident	I suggest you consider including other stakeholders involved in the protection of wildlife. For example, Royal Society for the Protection of Birds; do not stop with the obvious local stakeholders.	The Royal Society for the Protection of Birds (RSPB) has been added to the list of useful links in the SPD.
9	Mr John Camp	Resident	Essex Wildlife Trust and Royal Society for the Protection of Birds should be added.	The Essex Wildlife Trust (EWT) and Royal Society for the Protection of Birds (RSPB) have been added to the list of useful links in the SPD.
10	Mr Stephen Ashdown	Resident	Should also contain details of Essex County Council and how the problem can be escalated.	Essex County Council sit on the Steering Group of the RAMS to provide advice and guidance. ECC are not a partner in the RAMS as it is the LPAs who are responsible for preparing, adopting, delivering and implementing the RAMS. No amendment proposed.
11	Mr Mark East	Resident	The links are top level perhaps they should link to RAMS elements.	Noted. No amendment proposed.
12	Mrs Linda Findlay	Resident	Utilise environmentalist knowledge and advice, e.g. Tony Juniper author of 'What has nature ever done for us?' This includes positive practical action to protect coasts.	Noted. No amendment proposed.
13	Mrs Susie Jenkins	Brightlingsea Nature Network	Very helpful links.	Noted. No amendment proposed.
14	Councillor Frank Belgrove	Alresford Parish Council	Link to the Environment Agency?	The Environment Agency has been added to the list of useful links in the SPD.
15	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River	These sites are easy to find.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
		Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch		
16	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	The wildlife of the Essex Coast is threatened by the increase in population in the Zone of Influence and this aspect is controlled by the Planning Committees of these links.	Planning Officers from each LPA within the Zone of Influence have been involved within the process of the RAMS and the SPD through attendance of a RAMS Steering Group. It is expected that the SPD will be adopted by each authority by Summer 2020. No amendment proposed.
17	Mr Gavin Rowsell	Resident	I could not readily see any link to any empirical justification of the whole RAMS idea. Also, no link to studies by people like Professor John Goss-Custard whose talks and papers titled Mud, Birds and Poppycock make enlightening reading.	Justification to the RAMS and the SPD can be found within the Local Plan HRA/AAs of each partner LPA. No amendment proposed.
18	Mr Bernard Foster	Resident	Very useful both for this consultation and future reference.	Noted. No amendment proposed.
19	Mr Steven Smith	Comments offered on behalf of: Lower Farm, East End Green, Brightlingsea	Reference should be made to the England Coast Path (ECP). Natural England have started to investigate how to improve coastal access along an 81 km stretch of the Essex Coast between Salcott and Jaywick. This new access is expected to be ready in 2020. Officers from Essex County Council have provided Natural England with expert local advice and helped to make sure there is full consultation with local interests during the development of the route which is expected to be published later this year.	The Essex Coast Path proposal, and any effects on recreational disturbance, are not within the scope of the mitigation proposed in the RAMS and the SPD. No amendment proposed.
20	Parish Clerk for West Horndon Parish Council	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Kim Harding			
21	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	National Planning Policy Framework (NPPF) is not listed here.	The content of the NPPF is effectively covered in the 'Planning Practice Guidance' link, however an amendment to include the NPPF within this section is proposed.
22	Mr Michael Hand	Campaign to Protect Rural England - Essex Branch	The Department for Environment Food & Rural Affairs (Defra) Magic Map tool is slow to load, difficult to navigate and functionally complex. It was not possible to find the definitive Zones of Influence mapping - as indicated in section 3 of the consultation document - despite several attempts.	It is proposed that the RAMS, SPD and this 'You Said, We Did' report are offered to Defra. No amendment proposed.
23	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Section Nine - Glossary

**Table 11 – Section Nine: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	This section does not add any substance and could be shown as another "link"	Noted. No amendment proposed.
2	Mr Bob Tyrrell	West Bergholt Parish Council	Ok.	Noted. No amendment proposed.
3	Mr Terry Newton	Resident	I suspect that national guidelines and certain bodies could override local concerns and needs. Has Essex now become linked to the National Coast Path, and is it widely published, and the route signposted? It is correct to have all interested organisations to monitor the mitigation, but it could generate conflicts of interest.	The SPD is related only to those recreational impacts identified through the LPAs' Local Plan HRA/AAs. No amendment proposed.
4	Mr	Resident	Looks good	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Brian Mills			
5	Mrs Mary Drury	Resident	High schools and colleges should be given charts and information.	Noted. No amendment proposed.
6	Mrs Alwine Jarvis	Resident	I wished you had not used the abbreviations throughout the document as there are many abbreviations which makes it harder to follow reading the documents.	An amendment to move the glossary and list of abbreviations to front of the SPD is proposed, with added description explained in footnotes where necessary and newly introduced.
7	Mrs Joanna Spencer	Resident	Aircraft fuel dumping and fumes and shooting of birds needs to be looked at, you are trying to make a better place but at the same time killing birds and also harming them with aviation fuel.	Noted. No amendment proposed.
8	Ms Caroline Macgregor	Brightlingsea village councillor	Local people do not wish to see the further development of rural Essex as a part of the Haven Gateway to accommodate London overspill. The impact on human health as well as birds and wildlife from pollution will be catastrophic. Local monies would be better spent on conserving our coastline and preparing for rising sea levels.	Noted. No amendment proposed.
9	Mr Alan Lycett	Resident	Presumably this is a living document so additional information may be added to this and other sections. Need to ensure document management standards are visible on each section/ page.	The RAMS is a living document and will be reviewed annually and updated accordingly. Should any subsequent amendment to the RAMS lead in turn to a need for an amendment to the SPD, this will be forthcoming. An amendment to move the glossary and list of abbreviations to front of the SPD is proposed, with added description explained in footnotes where necessary and newly introduced. No amendment proposed.
10	Mr Stephen	Resident	The section needs to be written in plain English, wording again is not inclusive of people of every educational level.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Ashdown			
11	Mr Mark East	Resident	This section appears to be ok.	Noted. No amendment proposed.
12	Mr. David Gollifer	Resident	Satisfactory.	Noted. No amendment proposed.
13	Mrs Dawn Afriyie	Resident	Many rare bird species have been seen in the last few months on the Essex Coast. These birds will disappear when our coastal land is built on, having an impact on all the other wildlife. No more building.	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed. The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS. No amendment proposed.
14	Mr Graham Pike	Resident	Very useful.	Noted. No amendment proposed.
15	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	Let nature take its own course, it always wins.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
16	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	Now the UK is no longer a member of the EU it will no longer have to comply with the E.U directives and can now take back control to suit its own requirements?	The content of the relevant EU Directives related to birds and habitats have been transposed into UK law and will continue to apply. No amendment proposed.
17	Mr Hugh Toler	Blackwater Wildfowlers Association	Might it be worth noting 'A Site of Special Scientific Interest (SSSI) is a formal conservation designation' within the UK. Activities within SSSIs are subject to regulatory control.	An amendment to include SSSIs within the Glossary is proposed.
18	Mr Gavin Rowsell	Resident	The list of designations is not complete.	An amendment to include SSSIs within the Glossary is proposed.
19	Mr Bernard Foster	Resident	It is always useful to have a reference.	Noted. No amendment proposed.
20	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS.	Noted. No amendment proposed.
21	Mr Michael Hand	Campaign to Protect Rural England - Essex Branch	The Zones of Influence are defined in the Glossary as "the distance within which new residents are likely to travel to the Essex Coast Habitats sites for recreation". Given the comments provided in Section 3 and 4 above, perhaps a more subtle graded Zone of Influence framework is more appropriate (such as Zones A & B in the equivalent Suffolk model). This would better reflect proximity to coast, centres of growing population and accessibility variables rather than a simplified single Zone.	The RAMS sets out how the Zone of Influence was calculated, including using visitor surveys. Questions asked of visitors to the SPA locations were designed to collect data on the reasons for visits as well as postcodes to evidence Zones of Influence. Additional surveys will improve the robustness of the datasets and repeat surveys of visitors will be undertaken at the earliest opportunity to review the postcode data and Zone of Influence. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
22	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Section Ten - Acronyms

**Table 12 – Section Ten: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	Put your acronyms at the beginning of this consultation not at the end. Also, a search button would probably be more useful or an icon to click on for the acronym, glossary etc. This needs to be made easier for residents to read and fully understand.	It is proposed that the Acronym section is moved to the beginning of the SPD.
2	Magister Debbie Bryce	Landlord	SPA, SAR, SSSI, Ramsar - all apply to the Essex Coast. Why damage it further?	All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. No amendment proposed.
3	Mr Terry Newton	Resident	Acronyms are ok if they are known by the people who need to access the information. Most of the general public would not now what they represent.	It is proposed that the Acronym section is moved to the beginning of the SPD.
4	Mr Charles Joynson	Resident	No acronyms should be used if you want to engage the public. They are only useful for the writers.	Acronyms have been used throughout the SPD for the purposes of conciseness. It is proposed that the Acronym section is moved to the beginning of the SPD.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
5	Mrs Mary Drury	Resident	The acronym 'AA' means many things to many people. Instead of the acronym 'RAMS' why not just say care of environment? The 'Zone of Influence' is a zone -not an area.	Acronyms have been used throughout the SPD for the purposes of conciseness. It is proposed that the Acronym section is moved to the beginning of the SPD.
6	Mr Christopher Marten	Resident	RSPB must be consulted.	<p>The RSPB were invited to both of the preliminary workshops essential to devising the RAMS and the RSPB provided valuable support for the RAMS and Bird Aware. Only the partner LPAs and Natural England were involved in the steering group as the RAMS and SPD are considered technical Local Plan documents.</p> <p>The RAMS toolkit states that, for the 'Habitat based measures' Action Area, partnership working may include such organisations as 'Natural England, Environment Agency, RSPB, Essex Wildlife Trust, National Trust, landowners, local clubs and societies.' No amendment proposed.</p>
7	Mr Brian Jones	Resident	It is general practice to explain new terms and afterwards use an abbreviation, but this does not make complex documents easy to read.	Acronyms have been used throughout the SPD for the purposes of conciseness. It is proposed that the Acronym section is moved to the beginning of the SPD.
8	Mr Mark	Resident	They appear to be fine. I have noted that this document does not appear to deal with compensation. I do not share the view that these measures will	The Essex Coast RAMS SPD sets out a tariff that will be used to fund

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	East		reasonably mitigate against harm let alone avoid harm. I do accept that these are challenging times with housing targets set by central Government, but I am not convinced that these measures will ultimately prevent the deterioration in numbers of our protected species and eventual end of some.	mitigation related to 'in-combination' recreational effects only. Other mechanisms and requirements exist outside the scope of the SPD for other required and related mitigation. No amendment proposed.
9	Mr. David Gollifer	Resident	All OK.	Noted. No amendment proposed.
10	Councillor Roy Martin	Resident	Acronyms should never be used.	Acronyms have been used throughout the SPD for the purposes of conciseness. It is proposed that the Acronym section is moved to the beginning of the SPD.
11	Mr Graham Pike	Resident	Very useful.	Noted. No amendment proposed.
12	Councillor Frank Belgrove	Alresford Parish Council	Very good to see the acronyms defined.	Noted. No amendment proposed.
13	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	I have seen many surveys in the past, and I am sure there will be more in future.	Noted. No amendment proposed.
14	Mr Gavin Rowsell	Resident	The list of acronyms is not complete.	It is proposed to expand the list of Acronyms included within this

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Section to reflect all of those used in the SPD and RAMS.
15	Mr Bernard Foster	Resident	I am sure many people will have found them useful as the same groups of letters re-occur in many different disciplines relating to different policies, documents etc.	Noted. No amendment proposed.
16	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	NPPF not detailed here and the list seems short.	It is proposed to expand the list of Acronyms included within this Section.
17	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Appendix One - Strategic Mitigation

**Table 13 – Appendix One: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	This does not seem like a lot of people for such a large area. Maybe you should consider asking for volunteers in those areas. Also, selling some merchandise around the protection of the birds etc. to re-coup costs. Also, you mention the per tariff cost, but I have no idea how that supports the above table of costs.	Volunteers may be sought, and other enterprises explored, if deemed necessary by the Delivery Officer. The tariff cost per dwelling has been calculated by dividing the costed mitigation package by the number of unconsented dwellings earmarked for delivery in Local Plan periods by each LPA. No amendment proposed.
2	Magister Debbie Bryce	Landlord	There is research showing that mitigation does not work.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
3	Mrs Frances Coulson	Resident	What about holiday/maternity cover etc? Is one ranger enough to cover a wide area and deal with enforcement?	Holiday and maternity cover will be funded by the competent authorities and their terms of service. A total of three rangers are proposed within the lifespan of the RAMS. No amendment proposed.
4	Mrs Aileen Cockshott	Resident	Think there is more to this than signage. Admiralty charts and OS maps will require an update.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
5	Mrs Anne Wild	Resident	I have been impressed with all I have read so far. However, would it be possible to create - with the agreement of landowners where applicable - new bird reserves, with access only available through membership? Membership revenue could be divided between the organisation/rangers etc needed (also funded by RAMS) and the landowner.	A total of £500,000 is included within the packaged costs for habitat creation in key locations where it would provide benefits and work up projects. No amendment proposed.
6	Mr Terry Newton	Resident	Whilst some form of mitigation officers are needed, value for money must be monitored.	Noted. No amendment proposed.
7	Mrs Angela Harbottle	Resident	Not qualified to comment but seems to be a great deal of money.	Noted. No amendment proposed.
8	Mr David Kennedy	Resident	Salary of water bailiffs appears to be high, this should be explained.	Salaried costs have been identified by exploring the costs of similar existing roles. The costs for the water rangers also include training, maintenance and byelaws costs. No amendment proposed.
9	Mr Charles Joynson	Resident	Too little overall to mitigate such a long coastline.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
10	Mrs Mary Drury	Resident	This is a total waste of money and energy. I will need to ask our MP to look at this.	Noted. No amendment proposed.
11	Mrs Joanna Spencer	Resident	Explain how these figures are arrived at.	The RAMS gives more detail regarding the costed mitigation package. No amendment proposed.
12	Mr Peter Dervin	Resident	Please put the money in to employing people in positions that are so much more needed, for example health care assistants and nurses.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS. No amendment proposed.
13	Mr Neil Hargreaves	Resident	Does the package include the cost of each LPA's own monitoring officers?	The mitigation package does not include the staffing costs of each LPA's monitoring officers. No amendment proposed.
14	Mr Brian Jones	Resident	I am pleased to see an annual training budget.	Noted. No amendment proposed.
15	Mrs Angela McQuade	Resident	Surveys are too expensive.	Noted. No amendment proposed.
16	Mr Stephen Ashdown	Resident	The package does not include possible income streams to assist in payment.	The mitigation package is itemised to ensure mitigation is in conformity to Regulation 122 of the CIL Regulations. No amendment proposed.
17	Mr Mark East	Resident	Costs and staffing levels seem inadequate.	The RAMS gives more detail regarding the costed mitigation package. The effectiveness of the mitigation will be monitored as

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				outlined within Section 6 of the SPD. No amendment proposed.
18	Mrs April Chapman	Resident	Has use of drones been considered? One ranger is not enough. Two should be a minimum from the start of the scheme to ensure daily cover.	Two rangers have been included from Year 2 of the project. The RAMS seeks to mitigate future growth and does not directly seek to address the baseline position as it would not be appropriate. The use of drones may be considered by the Delivery Officer, if appropriate, and once in post. No amendment proposed.
19	Mrs Karen Hawkes	South Woodham Ferrers Town Council	Whilst members are supportive of the Action Areas identified, there are concerns as to whether they are deliverable within the budget identified. Mitigation package is £8,916,448 from March 2019 – 2038. Members suggest that the toolkit needs revisiting to ensure that the projects can be delivered within the budget available. They also identified that there is excessive funding on personnel and enforcement and insufficient funding on the delivery of actual projects. Members are also concerned that the type of projects proposed are already being delivered by other stakeholders and that this is an unnecessary duplication of work.	The RAMS gives more detail regarding the costed mitigation package. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
20	Mrs Susie Jenkins	Brightlingsea Nature Network	<p>The statement, "some of the survey costs may be absorbed into the budget for the HRAs needed for Local Plans. This could reduce the amount of contributions secured via RAMS which could be used for alternative measures" is a worrying statement. This money should not be available for the HRA's as it will diminish the good work that can be done.</p> <p>Regarding work with landowners, Habitats site managers &amp; partner organisations - I hope you will also be working with the local community and empowering them to get involved and learn more about the habitats they live near, thereby fostering the love of nature required for the future.</p> <p>I am concerned that giving planning permission for inappropriate development in the wrong place could now be seen as a way to make this mitigation</p>	The statement quoted is intended to be interpreted that Local Plan HRA work could cover the costs of the survey should there be any need to undertake such survey work as part of those processes. This would not lead to a shortfall in RAMS mitigation, as the survey work has been costed for in the package. It would however lead to a small reduction in the tariff as the survey work would already have been undertaken.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			package money for local councils. How will you stop this happening? How will over enthusiastic planning granting be avoided and mitigated against?	Locational criteria for development are a matter for Local Plans and development management at the LPA level and not within the scope or remit of the RAMS or SPD. No amendment proposed.
21	Mr Graham Pike	Resident	A very helpful breakdown of the project, costs and ambitions.	Noted. No amendment proposed.
22	Councillor Frank Belgrove	Alresford Parish Council	It may have been appropriate to mention some of these strategies earlier in the document as examples as to what types of mitigation - in practical terms - will be required.	Noted. No amendment proposed.
23	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	This money could really be spent on other projects, such as roads and sheltered housing for the homeless.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS. No amendment proposed.
24	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	The mitigation package is totally unmanageable and must be the biggest waste of public money ever designed. What is a delivery officer? What does a ranger do? Who / what organisation is going to do training? What is the Partner Executive Group to do? What are new interpretation boards? How can visitor numbers be recorded? Who are Rangers? Who is / or how many delivery officers are required? Where will there be a Water Ranger? Is the Tendring District Council Warden to be axed to make savings for the rate payer?	The SPD sets out a funding mechanism for the RAMS in the form of a tariff to be paid by developers proposing net new dwellings in the Zone of Influence. The RAMS will not be funded by any other means. The RAMS sets out the roles of the newly created posts that are required to deliver mitigation. The precise nature and location of certain mitigation

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				measures e.g. interpretation boards and training will be decided by the Delivery Officer and project Steering Group who have day to day responsibility for delivering the project. Existing forms of mitigation such as the role performed by wardens currently employed by Tendring District Council will not be undermined or replaced by the RAMS project; instead the skills and expertise of existing wardens can be utilised. No amendment proposed.
25	Mr John Fletcher	Resident	The whole scheme is a diabolical waste of money. It serves no useful purpose. To say that people living within the Zone of Influence cause a problem is salacious. Why should they be asked to pay for all when most visitors come from outside the Zone? Maybe you should spend some money to encourage your 'experts' to come and actually live at the coast for a prolonged period. They may then know what they are talking about. We, who live and work on the coast appreciate and work with nature on a daily basis. Every day we note increases in wildlife on the coast - all this takes place without interference from human bureaucrats.	The SPD sets out a funding mechanism for the RAMS in the form of a tariff to be paid by developers proposing net new dwellings in the Zone of Influence. It is concerned with the effects of new housing development only. The RAMS sets out strategic mitigation to ensure no significant effects regarding recreational disturbance are realised on Habitats sites on the Essex Coast. No amendment proposed.
26	Mr Hugh Toler	Blackwater Wildfowlers Association (BWA)	The BWA notes the employment of Rangers for monitoring and briefing clubs on codes of conduct. Has consideration been given to using trained volunteers from Clubs such as ours with a knowledge of wetlands, wildfowl and habitat protection?	Volunteers may be sought if deemed necessary by the Delivery Officer but no itemised cost has been identified. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
27	Mr Mark Nowers	RSPB	<p>The ten SPAs around the Essex Coast support approximately half a million wintering waterbirds and important assemblages of breeding birds. Over 72,000 dwellings are due to be built before 2038.</p> <p>The Bird Aware Solent project covered three SPAs supporting 90,000 birds. 64,000 dwellings are due to be built before 2034. In the Solent Recreation Mitigation Strategy, Bird Aware Solent has identified that a team of rangers is the top priority followed by:</p> <ul style="list-style-type: none"> <li>• Communications, marketing and education initiatives</li> <li>• Initiatives to facilitate and encourage responsible dog walking</li> <li>• Codes of conduct</li> <li>• Site-specific visitor management and bird refuge projects</li> <li>• New/enhanced strategic greenspaces</li> <li>• A delivery officer (called 'Partnership Manager' from here on)</li> <li>• Monitoring to help adjust the mitigation measures as necessary</li> </ul> <p>To that end, they employ a team of 5-7 Rangers. To make the best use of resources, the RSPB recommends that Bird Aware Essex re-evaluates the number of rangers currently being considered here given the scale of importance of the Essex Coast outlined above.</p>	Noted. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
28	Mr Gavin Rowsell	Resident	The only positive is that within the £9 million you 'may' employ 5 people.	The plan is to provide lasting benefits to habitats of national and international importance in Essex. No amendment proposed.
29	Mr Bernard Foster	Resident	It would have been easier to read if the box could have been expanded instead of just the contents. Information useful as a guide or expectation.	Noted.
30	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	£1,000 for signage seems a small budget given the area of coverage and the potential Essex Coast Path. I do not understand the £5,000 cost associated with the visitor numbers and recreational activities. Communication: What about website updates? Is there no cost associated with updating the by-laws? Contingency seems small.	The RAMS gives more detail regarding the costed mitigation package. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
31	Ms Beverley McClean	Suffolk Coast & Heaths AONB team	<p>Proposals in the Essex Coast RAMS proposes signage at Mistley Walls. Mistley Walls lie within the proposed extension area to the Suffolk Coast &amp; Heaths Area of Outstanding Natural Beauty (AONB). The extension to the Suffolk Coast &amp; Heaths AONB is currently awaiting sign off by the Secretary of State. The AONB team are not objecting to the use of new signage in principle but we would like to be involved in discussions on the design of any new signage to be introduced in this area. Any new signage or interpretation boards introduced into the AONB extension area will need to be a high-quality design to reflect the high-quality landscape into which they are to be introduced.</p> <p>As part of the England Coast Path, Natural England is also proposing new signage along the following stretches of the south bank of the Stour: Ray Lane, Ramsey to Stone Point, Wrabness, Stone Point, Wrabness to Hopping Bridge, Mistley. It will be important to co-ordinate the installation of all new signage/ interpretation boards being proposed along the south bank of the Stour to avoid clutter within the extension area to the nationally designated landscape. The AONB team will be happy to provide any further advice on I'm a Good Dog Project if necessary when the RAMS Dog Project is being developed/expanded.</p>	Noted. The Delivery Officer will engage with key local stakeholders on implementation of the project once in post. No amendment proposed.
32	Mr Michael Hand	Campaign to Protect Rural England - Essex Branch	With reference to comments provided in Section 4 above, CPRE questions why the total package budget is not higher and funded through additional revenue from the inclusion of already consented dwellings within the provisions of the SPD.	The RAMS gives more detail regarding the costed mitigation package. There is no mechanism that can lawfully ensure retroactive costs are recouped once full planning permission is granted. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
33	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Appendix Two – Essex Coast RAMS Guidelines for proposals for student accommodation

**Table 14 – Appendix Two: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	For supporting and monitoring the Zones of Influence the LPA's and other LPA's outside of Essex coming into the area could look at providing educational courses in the Zones of Influence helping the volunteers and full-time equivalents (FTEs). This could be another way to re-coup some money and also gain some etc. support.	Volunteers may be sought if deemed necessary by the Delivery Officer but no itemised cost has been identified. No amendment proposed.
2	Magister Debbie Bryce	Landlord	Students and Wildlife - stupid idea.	Noted. No amendment proposed.
3	Mrs Frances Coulson	Resident	I disagree. Most student accommodation these days is commercially built and run and charged at vast cost to students or their parents. They should also pay.	Appendix 2 of the SPD outlines that proportionate costs will be applicable to student accommodation in the majority of circumstances. No amendment proposed.
4	Mrs Aileen Cockshott	Resident	Regarding Colchester and Southend, student accommodation should be sited away from the coast.	Noted. The location of new student accommodation is outside the scope of this SPD. No amendment proposed.
5	Mr Terry Newton	Resident	It seems to make sense, but any increase in student impact will need to be monitored, as this can change according to many variables, such as nearby facilities frequented by students.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
6	Mrs Angela Harbottle	Resident	Not qualified to comment.	Noted. No amendment proposed.
7	Mrs Mary Drury	Resident	Not wasting any more time.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
8	Mrs Alwine Jarvis	Resident	Not sure I agree with the logic used. The document seems to miss out on how many people of the new dwellings will actually have pets. Dogs being the animal which disturbs the birds. I did not see this taken into consideration.	Many examples of student accommodation do not allow dogs to be kept on the premises, hence the different tariff approach proposed for student accommodation, no amendment proposed.
9	Ms Rachel Cross	Resident	Record number of dogs using the space and have rules for dogs and their owners such as those at Essex Wildlife Trust e.g. seen at Langdon nature reserve Dunton.	Noted. No amendment proposed.
10	Mrs Joanna Spencer	Resident	Affordable accommodation and parking needs to be provided.	Noted. No amendment proposed.
11	Mr Matt Eva	Resident	I do not think student accommodation should be made a special case - if you do this then what about nursing homes or any other housing for private rental where pets are not allowed? Keep it simple, if you are building then you pay.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
12	Mr Christopher Marten	Resident	Dogs must be kept on leads at all times and ownership of cats should be outlawed because cats can have a devastating effect on bird populations.	Noted. No amendment proposed.
13	Mr Peter Dervin	Resident	Put people first, we need to educate our young people and then maybe they might have a better understanding of the problem instead of taxing them. Every cost in the end is paid for by the end user so it will be our young people that will be put off becoming educated if the costs get too much.	The tariff is paid by the developers of new housing, not residents. It is a one off payment and does not affect investment made by other sources in general education. However, part of the mitigations will be to provide a better understating of the habitats and visitors responsibilities when visiting the coast. No amendment proposed.
14	Mr Neil Hargreaves	Resident	'So, a scheme for 100 student accommodation units would be considered 40 units. 40 units would then be halved providing that future occupiers are prevented from owning a car and keeping a pet.' This seems overly complex.	The effectiveness of the mitigation will be monitored as outlined

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			What happens if pets are banned but cars are not? How does anyone know if a student keeps a car off site and says nothing? Will there be a restrictive covenant to stop a future management changing the rules? What about holiday use when conferences are in? The payment would be £24.46. Is it worth all the form filling to collect this? I suggest make a flat rate for student accommodation	within Section 6 of the SPD. No amendment proposed.
15	Mr Brian Jones	Resident	Students often have societies that lead to visits to the coasts, e.g. Birdwatching, geology, botany etc. Such visits may be made by coach and can cause serious disruption to the habitats.	The SPD is related to new residential development only. No amendment proposed.
16	Mrs Joanna Thornicroft	Resident	I can understand a reduced fee per unit as each one would only house a single individual, but there is no reason to believe that students will not visit these areas as much as any other individual.	The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.
17	Mrs Susie Jenkins	Brightlingsea Nature Network	Good points.	Noted. No amendment proposed.
18	Mr Graham Pike	Resident	Nicely explained and detailed.	Noted. No amendment proposed.
19	Councillor Frank Belgrove	Alresford Parish Council	The evidence that dogs are the major threat in causing wild bird flight is interesting.	Noted. No amendment proposed.
20	Mr Roy Hart	Skee-tex Ltd Local Councillor, Head of the River Crouch Conservation Trust & owner of 1.5 miles of river banks of the Crouch	Wildlife is thriving.	Noted. No amendment proposed.
21	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	This is more taxation by the RAMS and will be difficult to apply.	The effectiveness of the mitigation will be monitored as outlined

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				within Section 6 of the SPD. No amendment proposed.
22	Mr John Fletcher	Resident	This is a waste of money.	Noted. No amendment proposed.
23	Mrs Jackie Deane	Great Dunmow Town Council	No objections to the proposals.	Noted. No amendment proposed.
24	Mr Bernard Foster	Resident	To start building student dwellings in vulnerable areas will raise a few eyebrows. Remembering that all forms of encroachment - light, noise, vibration - can have an impact over varying lengths of time. To encourage a generation to have environmental insight should be seen as proactive. If the correct balance is struck it will be proven in the future.	Locational criteria for development are a matter for Local Plans and development management at the LPA level and not within the scope or remit of the RAMS or SPD. No amendment proposed.
25	Mr Mark Marshall	Resident	Universities and developers make plenty of money from student accommodation. Why should they be exempt from costs others have to pay? If they do not pay their share, then others pick up the tab and that is not fair.	Appendix 2 of the SPD outlines that proportionate costs will be applicable to student accommodation in the majority of circumstances. The number of student accommodation proposals have not been used to calculate the scale of mitigation needed in the RAMS. Therefore, developers proposing other residential development schemes will not be charged a higher rate to compensate for a lower tariff for student accommodation. No amendment proposed.
26	Mrs Christa-Marie Dobson	Feering & Kelvedon Wildlife Group	A decision is needed for student tariffs.	Appendix 2 of the SPD outlines that proportionate costs will be applicable to student accommodation in the majority of

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				circumstances and sets out methodology. No amendment proposed.
27	Ms Beverley McClean	Suffolk Coast & Heaths AONB team	The AONB team welcome that a tariff is being considered for proposals for new student accommodation. The approach proposed and the tariff proposed are considered fair and proportionate. Some areas e.g. Colchester have large amounts of both on campus and private student accommodation built or planned within the Zone of Influence of the Colne Estuary. It is therefore appropriate that these developments contribute towards the cost of mitigating the impacts of increased recreational pressure linked to this type of development.	Noted. No amendment proposed.
28	Mrs Cecilia Dickinson	Resident	The more I see of this format the more irritating it becomes - section by section is unnecessary, off-putting and boring.	Noted. The SPD seeks to be as clear as possible and easy to follow. No amendment proposed.

## Other Comments

**Table 15 – Other Comments: Summary of consultation responses and actions**

No.	Name	Organisation	Main Issues Raised	Response / amendment required
1	Mrs Sharron Amor	Resident	I am glad that this is being looked into however developing more homes in Essex outside of the coastal areas is also an issue. I live in Billericay and am extremely concerned about the wildlife that would be affected if my LPA goes ahead with its housing plans.	The RAMS and SPD proposes a tariff within a Zone of Influence that extends 22km from coastal areas. No amendment proposed.
2	Magister Debbie Bryce	Landlord	European protected site is of international importance.	Noted. No amendment proposed.
3	Mrs Alwine Jarvis	Resident	This is important work to preserve the environment for birds and for us residents to be part of this. However, this needs to be summarised so more people will be able to actively read everything and get involved as it is so important for our future generations.	Summaries are provided in Sections 2 and 3 of the SPD, which also includes links to a 'Frequently Asked Questions' page on the Bird Aware website. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
4	Mrs Joanna Spencer	Resident	Too much of the countryside is being built on, not enough thought goes into road structures or new roads being produced, road designs. Residents are never consulted enough or given enough time to object to planning. Southend airport is damaging to peoples' health in the area and the culling of birds to support the airport is not acceptable.	Locational criteria for development, and supporting infrastructure, is a matter for Local Plans and development management at the LPA level and not within the scope or remit of the RAMS or SPD. The same applies to consultation of planning proposals and Local Plans. No amendment proposed.
5	Mr Matt Eva	Resident	There does not appear to be any consideration of negative impacts of the proposal, e.g. encouraging development elsewhere whilst not reducing impact on sites, and moving problems elsewhere.	Locational criteria for development are a matter for Local Plans and development management at the LPA level and not within the scope or remit of the RAMS or SPD. No amendment proposed.
6	Mr Bill Sedgwick	Resident	There will be no wildlife or green spaces if the various councils continue to concrete Essex. All that us being built is new estates that does nothing for the county or environment. There is an abject failure of house builders and councils to look at roads, schools, buses, railway capacity and hospitals.	Locational criteria for development, and supporting infrastructure, is a matter for Local Plans and development management at the LPA level and not within the scope or remit of the RAMS or SPD. No amendment proposed.
7	Mr Terry Wallace	Resident	Does not view the consultation as important.	Noted. No amendment proposed.
8	Heather Read	Natural England	Support for the determination of the Essex Coast RAMS, SPD, HRA and SEA Screening.	Noted. No amendment proposed.
9	Mr Richard Carr	Transport for London	Confirmation that we have no comments to make on the draft SPD.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
10	Mr Colin Holbrook	Blackmore Village Heritage Association	<p>I support this initiative. When Brentwood Council must consider Bird welfare that is 22 kilometres away from its boundary, it is a shame that more effort is not put into protecting the habitat of people when considering new build habitation. Brentwood Local Development Plan has been adversely impacted and damaged by new development approved by neighbouring Epping Forest District Council.</p> <p>I would urge that all planners are required to afford the same consideration to human neighbours they are legally bound to give to birds.</p>	Locational criteria for development, and supporting infrastructure, is a matter for Local Plans and development management at the LPA level and not within the scope or remit of the RAMS or SPD. No amendment proposed.
11	Ms Margaret Carney	Resident	Unsure what kind of response is required from the consultation and the subject matter.	Noted. No amendment proposed.
12	Mr Edward Harvey	Resident	Is there a document that explains what "Recreational disturbance Avoidance and Mitigation Strategy" actually means in plain English?	Summaries are provided in Sections 2 and 3 of the SPD, which also includes links to a 'Frequently Asked Questions' page on the Bird Aware website. No amendment proposed.
13	Mr Matthew Breeze	County Planning, Minerals & Waste, Cambridgeshire County Council	Confirmation that the County Council, in its role as a Minerals Planning Authority, has no comments on this document.	Noted. No amendment proposed.
14	Mr Stewart Patience	Anglian Water Services Limited	We note that the expectation is that all housing development located within the Zones of Influence as defined would be expected to make strategic contributions to the RAMS. Reference is also made to tourism accommodation potentially having significant effects on protected habitats sites and being required to provide a Habitats Assessment and potentially mitigation measures. However, there is no guidance provided for non-housing development which would not be expected to give rise to recreational disturbance. For the avoidance of doubt, we would ask that it made clear that other types of development including infrastructure provided by Anglian Water would not be expected to make contributions to RAMS.	Effects on Habitats sites from non-residential development proposals will be addressed in project-level HRAs of proposals, where relevant. It is however proposed that the SPD is amended to set out that all non-residential proposals are exempt from the tariff.
15	Mr John	Resident	It is important to take a detailed look at all adjacent waters to our estuaries as they are a vital link in the chain of protecting wildlife. All rivers feeding estuaries	The scope of the RAMS and SPD is specific to Habitats Site

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Parish		need careful management. A prime example is a new vast housing project next to River Blackwater Braintree Essex which is going to be far too close to the river corridor. With increasing population, sensible management of coastal areas is even more important. Dogs are a menace on sensitive areas and banning them may be necessary to protect nesting birds. Environment Agency will need to be aware and work with all other agencies etc to achieve improvement for future generations.	designations only. The need for project-level HRAs and where necessary AAs still applies to development proposals, and pathways to Habitats sites regarding non-recreational effects can be expected to be explored as part of those processes. No amendment proposed.
16	Unknown	CLH Pipeline System Ltd	We would ask that you contact us if any works are in the vicinity of the CLH-PS pipeline or alternatively go to <a href="http://www.linesearchbeforeudig.co.uk">www.linesearchbeforeudig.co.uk</a> , our free online enquiry service.	Noted. No amendment proposed.
17	Ruth & David Burgess	Landowner	As land owners in the Thundersley, Benfleet area, we are interested to learn when the new draft Local Plan is likely to be introduced.	Section 8 of the SPD provides links to all partner LPA websites where updates to Local Plan progress can be found.
18	Mr Frank Last	Badger Rescue	I do not seem to be able to find any mention of Wat Tyler Country Park or Fobbing Marshes in your report. Can I ask why this is? especially due to the large amount of flora & fauna there is at both places.	The scope of the RAMS and SPD is specific to Habitats Site designations only. No amendment proposed.
19	Mr David Dunn	Resident	I feel far more representation on the issue of the effects of the ensuing climate crisis should be at the top of the agenda in all thinking. This along with more heat and new species of birds and marine life a whole new approach has to be adopted to cater for all the habitats they all use alongside our enjoyment of them. Surely to not maintain many of the sea defences is folly, when the already degraded marshes, saltings and cliffs are being wasted and not properly managed mainly due to lack of finances. There have been monies available from the EU in the past for various schemes but this has failed to materialise.	The scope of the RAMS and SPD is specific to Habitats Site designations only. No amendment proposed.
20	Mrs Anne Clitheroe	Essex County Council	Essex County Council is satisfied with the content of the Essex Coast RAMS SPD and confirms that it wishes to continue to be engaged in this process.	Noted. No amendment proposed.
21	Mr Derek T.	Resident	With so many problems currently confronting the UK, I am very surprised that the subject matter heading, justifies any consideration by central and local	The scope of the SPD, and the tariff proposed, is relevant to 'in-

No.	Name	Organisation	Main Issues Raised	Response / amendment required
	Park		government whatsoever. Furthermore, if pursued, it will incur costly resources, again defrayed by taxation at public expense. The disturbance of coastal bird habitats should be dealt with directly by the charities or trusts responsible for such nature reserves. Whoever is responsible for the reserves, could be required to secure boundaries with a single controlled gated access, enabling admission numbers to be limited and a fee charged for entry. Similarly, any erected viewing hides inside or outside the curtilage of sites, could have a charge machine installed to allow entrance. Any marine entry to reserves should be licensed, authorising where appropriate, limited pre-agreed scheduled frequency of visitation. Otherwise ban with a penalty such disturbing access. I am fascinated by the composition of the somewhat bureaucratic expansive subject heading.	combination' recreational effects from future housing growth only and to deliver the mitigation proposed in the RAMS. Charities and trusts cannot be expected to generate sources of funding to pay for the mitigation at the scale required. No amendment proposed.
22	Mr John H Bayliss	Hilbery Chaplin	I believe that this is a very important subject to be considered because there is no doubt that the Essex Coast and adjoining landscape is of vital importance for the protection of wildlife and the future of this unique part of the United Kingdom.	Noted. No amendment proposed.
23	Mr Mark East	Resident	I have a concern that there could be a legal challenge as no consideration has been given to whether alternative development sites outside of the Zone of Influence are appropriate to reduce the level of development within the Zones of Influence. Development is being encouraged to boost the economy without adequate care for the harm to our fragile environment. I feel more time and thought is necessary to find a pragmatic solution and one that delivers protection rather than a source to generate income.	Alternative site allocation outside of the Zone of Influence would only need to be considered in Stage 3 of the HRA process of the LPA's Local Plans. Stage 2 of that process (AA) considers that mitigation is possible to ensure that development proposals would not have any in-combination recreational effects on the Essex Coast's Habitats sites. As such there was no need for any of the Local Plans to progress to Stage 3 of the HRA process. No amendment proposed.
24	Mrs Linda Findlay	Resident	On any development look at the long-term impact and always ask how can we tweak this to improve our natural environment.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
25	Mr Barrie Ellis	Resident	I hope this level of support goes ahead to protect our coastal areas for birds, whilst taking into account our need for more affordable housing. It is good to see.	Noted. No amendment proposed.
26	Nicola Sirett	Resident	There is no mention of what the money would pay for, beyond a few wardens. Surely there should be some physical infrastructure to manage higher visitor numbers. The report only talks about the impact of visitor numbers. No mention of the pressure on water quality along the coast which comes from managing the increased sewage and storm runoff (due to increased percentage of impermeable surfaces). This is a significant threat to wildlife and local fishing / shell fish (oyster) production. Where can I read the plans to mitigate against these issues?	The RAMS provide more information of the mitigation measures to be funded. The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. The need for project-level HRAs and where necessary AAs still applies to development proposals, and water quality can be expected to be explored as part of those processes. No amendment proposed.
27	Mr Graham Farley	Resident	<p>The plan covers the period to 2038 and yet there is no mention of The National Infrastructure Project (NIP) at Bradwell in the form of new nuclear power station. Such a build will restrict new housing in particular on Mersea and around Bradwell for evacuation reasons then of course there will be the environmental issues, building issues and restrictions on movement to allow such a build to go ahead.</p> <p>You are costing charges and its admirable to support the numerous environmental protections but if this NIP goes ahead the damage caused to protected areas will completely undermine the Essex Coast RAMS.</p>	<p>The need for project-level HRAs and where necessary AAs still applies to development proposals, and other non-residential effects can be expected to be explored as part of those processes.</p> <p>The SPD does not apply to Nationally Significant Infrastructure Plans (NSIPs), which are dealt with under the 2008 Planning Act rather than the Town and Country Planning Acts for applications for planning permission. Engagement has not yet gone into sufficient detail however it is expected that the</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				Bradwell B Project would follow the SPD's advice that the 'applicant can provide information for a project level HRA/AA and secure bespoke mitigation to avoid impacts on Habitats sites in perpetuity'. We consider that the nuclear power station, and associated development including the proposed 4,500 temporary workers accommodation would be dealt with via the Development Consent Order. No amendment proposed.
28	Mrs Natasha Hurley	Savills On Behalf of Thames Water Planning Policy	The area affected does not include land served by Thames Water.	Noted. No amendment proposed.
29	Mrs Karen Hawkes	South Woodham Ferrers Town Council	<p>Throughout the SPD there are references to EU Legislation. What will happen after Brexit: will these laws be enshrined in UK Law?</p> <p>Bullet point 4 (Table 4.1) states "Information on alternative sites for recreation". Whilst it is appreciated that the area needs to be protected the preferred message should be with information signage and alternative routes within the same location. If visitors are being sent to alternative locations this would result in increased motor vehicle usage; visitors may be less likely to visit the site which would affect their health and wellbeing.</p> <p>Bullet point 6 "Interpretation and signage" - Members would welcome universal / uniform signage throughout all the Essex Coastal Habitats.</p> <p>Page 12 Action Area Table - Members would request that relevant town and parish councils are detailed as partnership organisation.</p> <p>Page 13 Budget and Appendix 1 Strategic Mitigation - Whilst members are</p>	<p>The content of the relevant EU Directives related to birds and habitats have been transposed into UK law and will continue to apply. No amendment proposed.</p> <p>The message regarding 'alternative sites for recreation' can be expected to apply to future trips for recreation.</p> <p>Noted. Comments regarding uniform signage and additional stakeholders in the partnership organisation can be acted upon by the Delivery Officer, once</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>supportive of the Action Areas identified, there are concerns as to whether they are deliverable within the budget identified. Members suggest that the toolkit needs revisiting to ensure that the projects can be delivered within the budget available. They also identified that there is excessive funding on personnel and enforcement and insufficient funding on the delivery of actual projects. Members are also concerned that the type of projects proposed are already being delivered by other stakeholders and that this is an unnecessary duplication of work.</p> <p>Page 15 Schemes under 10 dwellings - There are concerns that reasonable costs of completing and checking the agreement is not required and that a more straightforward method would be as a matter of course to charge the £122 a home once the location is identified within a zone as detailed on p7.</p> <p>Page 16 Section 5 Alternative to paying into RAMS – Para 5.2 should be removed. There should be no option for developers to carry out their own surveys. If the surveyor evidenced that there was no requirement to fund the tariff this would result in a shortfall in the anticipated income and as a result projects detailed may not be able to be funded.</p> <p>Page 17 Para 6.3 Steering Group - This should include relevant partners as detailed in table 4.1.</p> <p>With reference to the steering group, members would welcome a representative from all partnership organisations as detailed on page 13 with the addition of town and parish councils. As currently stipulated in the plan there is no input from RSPB, Essex Wildlife Trust and town and parish councils.</p>	<p>appointed. No amendment proposed.</p> <p>The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.</p> <p>Some LPA partners do not charge a legal fee for minor applications, they are solely required to pay the tariff. Schemes under 10 dwellings have been identified as requiring to pay for legal costs as no mechanism currently exists for smaller proposals to pay through a Section 106 agreement. No amendment proposed.</p> <p>Alternatives to paying developer contributions to the RAMS would only be acceptable where bespoke mitigation addressing recreational effects on the Essex Coast can be delivered. To identify and justify other forms of mitigation as suitable, visitor surveys would have to be produced by the applicant.</p>
30	Mrs Susie Jenkins	Brightlingsea Nature Network	<p>This strategy encourages LPAs to grant planning permission as a way to accrue money for this fund. How will this be avoided? Also, there is no mention throughout this strategy that there should be no development near the habitats due to disturbance. LPAs should feel supported in turning down inappropriate development.</p>	<p>The tariff is proportionate to the in-combination effect each new dwelling will have on the Essex Coast's Habitats sites and monies collected will not be used to fund</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				<p>anything other than the strategic mitigation of the RAMS. No amendment proposed.</p> <p>Each development proposal within the Zone of Influence will need to undertake an HRA and where appropriate an AA to assess other non-recreational effects on Habitats sites. This will include development near to the Habitats sites themselves. No amendment proposed.</p>
31	Mr PC Paul Rawson 2858	Essex Police Marine Unit	As part of Essex Police Marine unit, we would be very grateful to discuss potential outcomes for the future and any possibility of joint working.	Noted. Joint working requests can be acted upon by the Delivery Officer, once appointed. No amendment proposed.
32	Mr Edward Harvey	Resident	Is there a document that explains what "Recreational disturbance Avoidance and Mitigation Strategy" actually means in plain English?	Sections 2 and 3 of the SPD provide summaries of the RAMS and scope of the SPD. Additionally, the SPD signposts a 'Frequently asked Questions' (FAQ) document' which is available on the Bird Aware Essex Coast website. No amendment proposed.
33	Mrs Diane McCarthy	Billericay Town Council	The document makes no mention of any sustainable methods of transport.	Each partner LPA's Local Plan contains policies regarding sustainable transport. No amendment required.
34	Ms Diane Jackson	MAG London Stansted Airport	We have no aerodrome safeguarding objections to the proposals.	Noted. No amendment required.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
35	Councillor Roy Martin	Resident	The consultation has been badly designed, extremely lengthy and not user friendly, so it is not practical for everyone to respond in full. The main area of major concern in Hockley and the District of Rochford is the volume of massive new builds being allowed which impacts on every aspect of life including transport systems. Developers should be held responsible for the impact on infrastructure and protection of the environment with penalties applied for failure to comply. Local knowledge and views must be satisfactorily resolved to give the government a better understanding of the consequences of their decisions before planning is approved.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. No amendment proposed.
36	Mr Graham Pike	Resident	I found this a very interesting exercise. The documentation was laid out well. Lots of useful data included. Findings very sound.	Noted. No amendment required.
37	Mrs Helen Waterfield	Black Notley Parish Council	<p>Black Notley Parish Council support the strategy. We generally agree on the action/examples given however we strongly feel that there should be no newbuilds at all in close proximity to sensitive sites. Development of recreational facilities must not impact on the character and charm of the very areas this is setting out to protect. Footpaths/access and parking facilities must only be developed in keeping with the existing location and area.</p> <p>In the more outlying locations diverting footpaths away from the waterside areas and installing screening is also unfair to ramblers and wildlife watchers who want to appreciate the estuary views.</p> <p>We look forward to more and better access to Footpaths along this special coastline and footpath maps should be provided. There should be separate routes for cyclists.</p> <p>Access to Sites of Special Scientific Interest should be limited only during the breeding season of birds and wildlife, and dogs must be kept on a lead at these times.</p>	<p>Each development proposal within the Zone of Influence will need to undertake an HRA and where appropriate an AA to assess other non-recreational effects on Habitats sites. This will include development near to the Habitats sites themselves. No amendment proposed.</p> <p>The Essex Coast RAMS toolkit (Table 4.1 of the SPD) includes 'Provision of information and education' as an Action Area. This could include 'maps with circular routes away from the coast on alternative footpaths.' No amendment required.</p>
38	Mr Vincent Titchmarsh	Titchmarsh Marina (Walton-on-the-Naze) Ltd	This scheme is totally undemocratic and dictatorial. It is obvious that this consultation document is circulated purely in order to comply with necessary regulations.	Noted. High-level oversight of the project is undertaken by the Essex Coastal Forum which

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			RAMS is an unmanageable, unnecessary proposed organisation, to be run by un-elected, un-regulated members with the power to raise money, at the expense of the housing market; mostly affecting the less well off in society who need affordable council or private sector housing.	included locally elected Members. No amendment proposed.
39	Mrs Jacqueline Smith	Resident	<p>I generally agree on the action/examples given, however strongly feel that there should be no newbuilds at all in close proximity to sensitive sites. Development of recreational facilities must not impact on the character and charm of the very areas this is setting out to protect. Footpaths/access and parking facilities must only be developed in keeping with the existing location and area.</p> <p>In the more outlying locations diverting footpaths away from the waterside areas and installing screening is also unfair to ramblers and wildlife watchers who want to appreciate the estuary views.</p> <p>I look forward to more and better access to Footpaths along this special coastline and Footpath Maps should be provided. There should be separate routes for cyclists.</p> <p>Access to Sites of Special Scientific Interest should be limited only during the breeding season of birds and wildlife, and dogs must be kept on a lead at these times.</p>	<p>Each development proposal within the Zone of Influence will need to undertake an HRA and where appropriate an AA to assess other non-recreational effects on Habitats sites. This will include development near to the Habitats sites themselves. No amendment proposed.</p> <p>The Essex Coast RAMS toolkit (Table 4.1 of the SPD) includes 'Provision of information and education' as an Action Area. This could include 'maps with circular routes away from the coast on alternative footpaths.' No amendment required.</p>
40	Mr Mark Nowers	RSPB	Regarding the 'Essex Coast RAMS SPD SEA/HRA Screening Report' - further to our comments regarding the Outer Thames SPA, we note that in Appendix 2 (Broad illustration of the Zone of Influence of the RAMS) that red line extends over the Outer Thames SPA designation, but it is not identified as such.	It is proposed that the map in Appendix 2 of the Essex Coast RAMS SPD SEA/HRA Screening Report be amended.
41	Mrs Jackie Deane	Great Dunmow Town Council	The Town Council is generally supportive of the proposals.	Noted. No amendment proposed.
42	Mr Gavin Rowsell	Resident	I think I have put my point across.	Noted. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
43	Mrs Angela Faulds	Brentwood and Chelmsford Green Party	We feel the area is already overdeveloped and the expectation of nearly a quarter of a million more people living alongside the coastal areas of Essex, with their priceless wildlife habitats is unsustainable.	Noted. No amendment proposed.
44	Mr Julian Novorol	Hamford Water Management Committee	We would like to request that when rangers are appointed for the coast/ Hamford Water area that we have the opportunity to meet with them to discuss the management/ problems that we experience in the Backwaters.	The Delivery Officer and Rangers can explore joint working arrangements, once appointed. No amendment required.
45	Mrs Jane Taylor	North East Essex Clinical Commissioning Group	<p>On behalf of the Health system in North East Essex namely;</p> <ul style="list-style-type: none"> <li>- North East Essex Clinical Commissioning Group</li> <li>- East Suffolk North Essex Foundation Trust</li> <li>- Anglian Community Enterprise</li> <li>- Essex Partnership University Trust</li> <li>- East of England Ambulance Service</li> </ul> <p>We have reviewed the above and acknowledge the content, we have no formal feedback to provide.</p>	Noted. No amendment proposed.
46	Mrs Kelly Holland	Canewdon Parish Council	Canewdon Parish Council support the aims of the document particularly the requirement that all developments would have to take the document into account especially those that do not go through the formal planning process.	Noted. No amendment proposed.
47	Mr K. Randall	Resident	<p>I feel the most important matter to consider in this Planning Document is the predicted rise in water levels caused by climate change. Another concern is coastal erosion which is extremely difficult to contain and resolve. As for developments, the Authorities should consider arranging for proposals to be based further inland and, if possible, on higher ground due to the threat of rising water levels. Also, the Authorities should mitigate the over development and instead concentrate on improving the environment, services and infrastructure in these coastal areas. No development should be allowed on Green Belt land. Due consideration should be given to building new housing in a manner that negates the effects of climate change in the future. Perhaps the Local Authorities could request that some trees are planted on new housing development estates.</p> <p>I feel that the priority of all the Local Authorities involved is to protect our</p>	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Decisions on the distribution of new housing growth is outside the scope of this SPD. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			valued coastline areas from flooding and that any new housing proposals should be curtailed until this protection has been put in place.	
48	Mr Bernard Foster	Resident	If you want to sell what can only be seen by the general public as restrictions, you need to show that you support realistic alternatives away from the sensitive areas. Interact with local infant and junior schools in a positive way, children remember best what they enjoy, so make it fun to learn.	Each development proposal within the Zone of Influence will need to undertake an HRA and where appropriate an AA to assess other non-recreational effects on Habitats sites. This will include development near to the Habitats sites themselves. Engagement with local schools will be considered by the Delivery Officer once in post. No amendment proposed.
49	Mr Tim Woodward	The Country Land & Business Association (CLA)	We are very concerned that members, who may be considering a development on their land which will help local authorities meet their housing targets, or a visitor facility or commercial development which will help to boost tourism to the area or provide rural employment, could face CIL charges as well as the charges proposed in the SPD. It seems unfair that they will be held responsible for increased recreational access to the Essex Coast, and consequent disturbance to habitats and bird species, at a time when extra access is being actively encouraged and facilitated by the delivery of the England Coast Path by Natural England.	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only and enables housing growth to continue in line with the requirements of the Birds Directive and Habitats Directive. No amendment proposed.
50	Parish Clerk for West Horndon Parish Council Kim Harding	West Horndon Parish Council	West Horndon Parish Council supports the broad principles of the RAMS.	Noted. No amendment proposed.
51	Ms Jo Steranka	Resident	The Essex coastline, and therefore the Designated Sites are low-lying. The highest land point is at Walton-on-Naze, which is a mere 20 metres above sea level. This means that they are highly vulnerable to erosion and sea-level rise. The only mitigation for climate-induced habitat loss in the future is to minimise	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>the carbon emissions from residential dwellings.</p> <p>Whilst not specifically commenting on the section on student residential development, I note that it is considered that the Tariff for these developments should be reduced because students are not generally car or dog owners.</p> <p>The Strategy has missed an opportunity to use the residential planning process to control the availability of parking in new developments and household energy efficiency (for example) to mitigate against damage to the Designated Sites from climate heating. It might be argued that 73,000 new homes is a fraction of the carbon emissions threatening the planet, but on an annual basis those emissions will still make a contribution.</p>	<p>The type of new dwellings built within the Zones of Influence and parking standards for new dwellings is outside the scope of the SPD.</p> <p>Each development proposal within the Zone of Influence will need to undertake an HRA and where appropriate an AA to assess other non-recreational effects on Habitats sites. This will include development near to the Habitats sites themselves. No amendment proposed.</p>
52	Ms Beverley McClean	Suffolk Coast & Heaths AONB team	Please see the map for the Suffolk Coast & Heaths AONB extension area which may be useful for future discussions.	Noted. No amendment required.
53	Mrs Cecilia Dickinson	Resident	<p>The LPAs, Essex County Council and Natural England want to charge property developers per unit to mitigate potential disturbance to bird/coastal habitat, yet Natural England want to build a Coast Path – an invitation to people to trek the Coast Path causing the disturbance that mitigation is being planned for.</p> <p>One or the other. Either protect the coastal sites - or build a Coast Path and the wildlife can take its chances. The Habitats Regulations already require these sites to be protected. Use the collections to fund on-the-ground mitigation as well as digital media that should be provided by the LPAs and Essex anyway. Nobody asked us if we want all these residential units built - we are told we are going to get thousands. Do not build on greenfield sites, do not build near the coast, designate some sites as people sites. Natural England will have to reroute the path.</p>	The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. Natural England have been involved in the development of the RAMS and SPD. The distribution of new housing growth is outside the scope of this SPD. No amendment required.
54	Ms Jessica Ferguson	Martin Robeson Planning Practice	The Regulations require an assessment of whether a project i.e. a development proposal, is likely to have a significant effect either alone or in-combination with other plans or projects. Planning permission should not be	Under the Habitats Regulations each development proposal will need a project-level HRA. This is

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			<p>granted for such unless appropriate mitigation is provided. It would seem appropriate, since development has to be assessed based upon the likelihood of significant effects arising from the development alone and relevant mitigation provided, that the same approach is also taken to assess 'in combination' effects. Relevant and necessary mitigation should only be provided, based upon the scale of the proposal, its use and the site context, rather than this being prescribed for every development. The SPD however takes a more generalised approach, requiring the same contribution from every development regardless of its context or specific use.</p> <p>Requiring a site-specific assessment takes a similar approach to that by an Inspector into a recent appeal in Chelmsford (Appeal Reference APP/W1525/W/19/3236158). He stated that he could "not be satisfied that the suggested mitigation measures within the planning obligation would be sufficient to mitigate the harm to the Blackwater Estuary SPA and Ramsar site and the Essex Estuaries SAC" (paragraph 19). This is suggestive that an approach to determining whether there is likely to be a significant effect should be determined on a case by case basis. This then raises a question as to whether Regulation 122 of the CIL Regulations is met, particularly in terms of whether such a contribution could be directly related to the development and fairly and reasonably related in scale and kind. Whilst the SPD seeks to justify the contribution against Regulation 122 at paragraph 4.12, this is tenuously linked.</p> <p>The SPD does not take into account other mitigation proposed or in place on site or in the vicinity of the site, which is aimed at ensuring that residents do not travel to Habitats sites. Whilst it is acknowledged that paragraph 5.2 of the SPD identifies that an alternative to such a contribution would be for applicants to conduct their own visitor surveys and secure bespoke mitigation, this is not particularly advocated by the SPD and does not specify other considerations that would have a bearing on the mitigation that might be required e.g. on site spaces and local facilities etc.</p> <p>The generalised approach taken also has implications for the applications to</p>	<p>still the case for proposals within the Zone of Influence, and any resultant AA will set our recommendations to mitigate effects that are directly related to the proposal. This will include other mitigation proposed or in place on site or in the vicinity of the site, which is aimed at ensuring that residents do not travel to Habitats sites No amendment proposed.</p> <p>The tariff is evidence based and proportionate. It is considered inappropriate to apply a 'sliding-scale' in regard to the tariff at this stage and a 'blanket tariff' is proposed as the RAMS seeks to mitigate 'in-combination' effects i.e. those identified from accumulated housing growth in the Zol. This can however be reviewed annually by the Delivery Officer once appointed. No amendment proposed.</p> <p>The appeal referred to was dismissed in January 2020. The Inspector states at paragraph 19 that a copy of the completed obligation towards mitigation measures at Blackwater Estuary SPA and Ramsar site and the</p>

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			<p>which the SPD applies which at paragraph 3.8 is identified to include residential care homes, boarding schools, military barracks along with Houses in Multiple Occupation. Realistically the recreational impacts of each of these will be significantly different from say a family home. However, the approach taken in the SPD is the same for all residential development listed. It is acknowledged that the RAMS tariff of £122.33 would not be a 'fair and proportionate contribution' as it is recognised that any recreational disturbance will not be dog related. The SPD also recognises that in Chelmsford, purpose-built student accommodation, given its distance from Habitats sites and the restrictions generally preventing students from owning a car or a pet, would mean that such developments will not lead to likely significant effects on Habitats sites from increased recreational disturbance. Thus, if it is recognised that a standard approach is not appropriate in some situations, it should equally be applied to others where there will be differing recreational impacts.</p> <p>Paragraph 3.12 of the SPD acknowledges that reserved matters applications will be considered on an individual basis having regard to whether the potential effects of the proposal were fully considered when the existing outline was granted. However, when developing Local Plans and when considering any new applications that come forward, these should have already taken into account any outline applications that had been determined at that time. Such proposals then risk double consideration and the requirement for a contribution towards 'in-combination' effects has the risk of being unrelated to the impacts of the development on the basis that it's 'in-combination' effects would already have been considered by other developments. Therefore, in such situations, when considering the application at the reserved matters stage it should instead be looking at the effects of the development alone.</p> <p>The SPD confirms that the requested contribution is to go towards funding measures set out in Table 4.1. Some measures may not however be relevant to all development proposals and others could be directly provided by the applicant themselves i.e. provision of information and education. This again indicates that a more tailored approach to each application is required. Having reviewed the mitigation package as costed at Appendix 1 we similarly note</p>	<p>Essex Estuaries SAC was not provided so the Inspector could not be satisfied that the suggested mitigation measures would be sufficient. The principle of the RAMS was not addressed further by the Inspector in the report.</p> <p>The RAMS and SPD applies only to 'in-combination effects' which have been identified within the HRAs of the LPAs' Local Plans. Each Local Plan's resultant AA and consultation with Natural England, has identified the need for the RAMS to mitigate in-combination effects and enable development.</p> <p>An amendment to the SPD setting out the requirements of development proposals in regard to statutory HRA procedures and on-site mitigation, and the specific effects the RAMS will mitigate in accordance with Regulation 122 of the CIL Regulations, is proposed.</p> <p>An amendment justifying the inclusion of C2 Residential Institutions and C2A Secure Residential Institutions as</p>

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			<p>items included which would not be relevant to every development, for instance, not every new residential unit will be for a household with a dog or one which undertakes water sports.</p> <p>There is also a concern with respect of the way in which the figure has been calculated. Whilst it is appreciated that the mitigation package cost has been identified as set out at Appendix 1, the division of this total cost by the total number of dwellings which are currently identified to be built over Local Plan periods until 2038 does not necessary accurately reflect the number which will come forward in the next 18 years. It is likely that, given the Government's emphasis on building new homes, in response to consistent demographic change, that this number will increase. Consequently, this would mean that the contributions collected would exceed the overall cost for the mitigation package. It thus needs to be ensured that, should such an approach to mitigation be adopted (notwithstanding the concerns highlighted above), there are adequate reviews and adjustments to the unit charge accordingly to ensure such figures are fairly and reasonably related in scale and kind to the development. Thus, we endorse, without prejudice to our view that the approach is of itself too generalised, the suggestion at paragraph 6.4 that the monitoring process be "fit for purpose".</p>	<p>qualifying within the scope of tariff payments is proposed.</p> <p>Regarding reserved matters applications, the quantum of development has been considered in regard to quantifying effects of Local Plan growth, where identified within those Plans. This justifies the tariff being applicable to reserved matters applications, however separate consideration should be given due to the findings of their project-level HRA/AAs where they may have been published prior to the emergence of the RAMS. No amendment proposed.</p> <p>Development proposals within the Zone of Influence will still need to undertake project-level HRA/AA. Proposals may also include bespoke mitigation, and the SPD includes details on this within sections 5 and paragraph 3.14. No amendment proposed.</p> <p>The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed. Adequate reviews and adjustments to the</p>

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				tariff are included within the SPD. No amendment proposed.
55	Mrs Charlotte Bailey	Resident	<p>Natural England is a partner in RAMS, which is hypocritical as they will inflict the England Coast Path on to the river. More publicity means more people walking in the fragile countryside and disturbing birds. Notices warning dog owners to keep dogs on leads are currently ignored and notices are removed from fences.</p> <p>Attempts to try to 'educate the public' will not work and the RAMS will not be able to avoid disturbing birds. Essex has been destroyed with over development. Perhaps included in Information Packs for new home owners a guide could be enclosed to try and educate people on how to behave in the countryside, and how to behave amongst birds &amp; animals.</p>	<p>The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. The mitigation proposed within the RAMS does not seek to prevent visitors to the Essex Coast, rather its focus is on raising awareness of issues at the coast and to foster positive behaviours. No amendment proposed.</p>
56	Mrs Jane Black	The Wivenhoe Society	<p>The calculated tariff does not appear to make any allowance for the need to set aside funding to cover costs in perpetuity but is set at a rate which just covers costs over the period 2019 to 2038 (plus 10% contingency)</p> <p>The proposed tariff is set at the same level regardless of dwelling size. The potential for recreational disturbance will depend on the increase in population so it would be fairer to relate the contribution to dwelling size.</p> <p>In table 3.2 the use class C2 is included. In Appendix 2 there is discussion of how student accommodation should be treated but there is no similar discussion for care homes. Care homes for the elderly are unlikely to generate much recreational disturbance, particularly water based. Consideration should be given to this use class and how an appropriate tariff, if any, should be calculated.</p> <p>Holiday caravan/chalet developments are not included in the list of use classes. Nor is other tourist accommodation. This is discussed in paragraph 3.11 but it is not made clear whether a financial contribution to the scheme will be required.</p>	<p>The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.</p> <p>The per dwellings tariff is evidence based and proportionate to the 'in-combination' effects identified i.e. those identified from accumulated housing growth in the Zol. Each individual proposal is still required to address the specific effects on Habitats sites through project-level HRA/AA within the Zone of Influence, including recreational effects. At this stage effects resulting from dwelling size be addressed and mitigation recommended where necessary. This can however be</p>

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				<p>reviewed annually by the Delivery Officer once appointed. No amendment proposed.</p> <p>Adequate reviews and adjustments to the tariff are included within the SPD. As explained in the RAMS Strategy Document, an in-perpetuity fund will be developed to ensure that mitigation will be delivered in-perpetuity. No amendment proposed.</p> <p>An amendment justifying the inclusion of C2 Residential Institutions and C2A Secure Residential Institutions as qualifying within the scope of tariff payments is proposed.</p> <p>Section 3.9 of the SPD states that, 'Other types of development, for instance tourist accommodation, may be likely to have significant effects on protected habitat sites related to recreational pressure and will in such cases need to be subject of an Appropriate Assessment as part of the Habitats Regulations. As part of this assessment any mitigation proposals (including those which address any</p>

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				recreational pressure) will need to be considered separately from this strategy and taken into account by the appropriate authorities.' No amendment proposed.
57	Mrs Heather Archer	Highways England	Having examined the consultation documents, we are satisfied that its policies will not materially affect the safety, reliability and / or operation of the Strategic Road Network. Highways England does not offer any comments on the consultation at this time.	Noted. No amendment required.
58	Mr Phill Bamford	Gladman	<p>We welcome the proactive and strategic approach that the 12 authorities have taken to addressing this issue and we support the tariff approach to developer contributions which will hopefully simplify the S106 process and ensure a fair and transparent process. However, in introducing the tariff approach, it is essential that all authorities test the level of contribution, alongside all their policy requirements contained in their Local Plans to ensure that the contributions are viable. The level of contribution has been tested through some of the Essex Authorities Local Plan Viability Assessments, but to ensure that the level of contribution is acceptable and will not affect the overall viability of sites, it must be tested through all of the emerging Local Plans for the remaining affected authorities. Should it be found through this process that the level of contribution would cause any of the Essex authorities viability issues, then amendments need to be made to either the specific Local Plan policy in the relevant Local Plan or to the Essex Coast RAMS SPD, to review the level of contributions so that sites remain viable.</p> <p>This issue also applies to the comment made in Paragraph 4.4 of the Draft SPD which states that the tariff will be reviewed periodically and republished as necessary. If the tariff is to be amended, then the proposed revised tariff cost must be below the top of the range of figures tested through the viability assessments of the various Essex authorities Local Plans. If it is proposed that the tariff would increase above the range of costs tested in those viability assessments, then this would trigger a review of the Local Plans affected.</p>	Planning Policy Officers from each of the 12 LPAs have been involved in the progression of the RAMS and SPD since its inception and are thus aware of the tariff introduced. The subject of viability in regard to the tariff can be explored within Local Plan examinations, where deemed relevant. No amendment proposed.

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59	Mr Michael Atkins	The Port of London Authority (PLA)	<p>It is noted that table 4.1. (The Essex Coast and RAMS toolkit) identifies several mitigation measures. Of these mitigation measures the 'provision of information and education' action area includes a requirement to provide information on the sensitive wildlife and habitats. Although we would encourage education to improve awareness, it must be done in such a way as to not encourage people to visit to see the features of designation such as the populations of overwintering birds.</p> <p>Also, within table 4.1, under the 'habitat creation' and 'monitoring' action areas; to note any habitat creation schemes and/or surveys taken place on the River Thames may require a River Works License with the PLA. The PLA requests to be contacted at an early stage with regard to any habitat restoration proposals within the PLA's jurisdiction. The PLA should also be included under the list of potential partners under the 'partnership working' action area.</p> <p>Within appendix 1 (Strategic Mitigation) it is noted that the mitigation packages for habitat creation and ground nesting bird projects are not proposed to start until year five of the timeline. The PLA considers that these types of projects should be identified at an earlier stage to ensure opportunities for such projects are not lost before any assessments take place.</p> <p>With regard to monitoring of the SPD, it is noted that an annual report will be provided to each LPA to inform individual Authority Monitoring Reports (AMR). The PLA requests to also receive the annual report to be kept update on the progress on the actions contained in the SPD.</p>	The suggested actions are considered relevant for exploration by the Delivery Officer, once appointed. No amendment proposed.
60	Ms Alexa Burns	Emery Planning on behalf of the Williams Group	A blanket tariff does not seem to be a fair approach given that some locations within the Zone of Influence are up to 22 kilometres away from the relevant estuary and only within one Zone of Influence, whereas other locations are within a few kilometres of one or more estuaries and within the Zone of Influence of 5 estuaries. It is considered that a zoned tariff, based upon the number of Zones of Influence a site is within and the distance it is away from the Zone of Influence should be applied. Sites with a greater likely impact on the Zones of Influence will therefore pay a greater tariff and sites on the periphery of the Zones of Influence will pay less.	The RAMS sets out how the Zone of Influence was calculated, including using visitor surveys. Questions asked of visitors to the SPA locations were designed to collect data on the reasons for visits as well as postcodes to evidence Zones of Influence. Additional surveys will improve

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			<p>In addition, the 72,907 dwellings upon which the tariff figure is calculated appears to be an uncertain basis upon which to base the tariff. The reference to the fact that this figure is not definitive and will be subject to review requires clarification. When and how will these reviews take place and how will they be reflected within the SPD?</p>	<p>the robustness of the datasets and repeat surveys of visitors will be undertaken at the earliest opportunity to review the postcode data and Zone of Influence. No amendment proposed.</p> <p>The tariff is evidence based and proportionate to the 'in-combination' effects identified i.e. those identified from accumulated housing growth in the ZoI. Each individual proposal is still required to address the specific effects on Habitats sites through project-level HRA/AA within the Zone of Influence, including recreational effects. At this stage, effects resulting from a proposal's proximity to the Habitats sites can be addressed and mitigation recommended where necessary. This can however be reviewed annually by the Delivery Officer once appointed. No amendment proposed.</p> <p>The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. Adequate reviews and adjustments to the tariff are included within the SPD and will</p>

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				be undertaken annually in line with each LPA's requirement to publish an Annual Monitoring Report (AMR). No amendment proposed.
61	Heather Read	Natural England	<p>Essex Coast RAMS Supplementary Planning Document (SPD) - As mentioned, we understand that the aim of the SPD is to set out the procedures to facilitate the collection of financial contributions towards the identified mitigation measures. On this basis Natural England does not wish to offer substantive comments on SPD and the mechanisms outlined and generally supports its aims.</p> <p>Nevertheless, we would highlight the need for the SPD (and accompanying assessments) to accurately approach the requirements of the Habitats Regulations, such as the hierarchy of avoidance, mitigation and compensation, but also the terminology in terms of impacts. For example, paragraph 2.14 of the SPD refers to the delivery of mitigation to avoid likely significant effects, however the intention of Essex Coast RAMS mitigation is to enable the conclusion of no adverse effect on the integrity of the international designated sites and we would advise clarification on this point. Natural England would also draw your attention to our previous advice on the provision of avoidance measures, such as well-designed open space/green infrastructure, within development boundaries for larger scale schemes (as per our letter reference 244199). We would continue to promote this approach and would suggest this is reflected within the framework of the SPD.</p> <p>Finally, we note the intentions of Appendix 2 which refers to the proportionate assessment for student accommodation. Whilst Natural England does not wish to comment specifically on this approach, we would emphasise the need for consistency with the housing figures used to calculate the tariff to ensure that there is no shortfall in overall funds of the mitigation package, which is otherwise the responsibility of the Competent Authority.</p> <p>Essex Coast RAMS SPD Habitats Regulations Assessment and Strategic</p>	<p>Amendments are proposed that reiterate the requirement for project-level HRA/AA of development proposals which will explore the hierarchy of avoidance and mitigation, and that the SPD is relevant to 'in-combination' recreational effects only.</p> <p>Amendments are proposed to the SPD and the Essex Coast RAMS SPD SEA/HRA Screening Report to clearly set out that the intention of Essex Coast RAMS mitigation to enable the conclusion of no adverse effect on the integrity of the international designated sites.</p>

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			<p>Environmental Assessment Screening - In summary Natural England notes the undertaken assessment and we are generally satisfied with the conclusions of the SEA and HRA Screening report (August 2019), in that the SPD can be screened out for its requirement of Strategic Environmental Assessment and the conclusion of the Habitats Regulation Screening that no further assessment is necessary at this time. As above, we would emphasise the recognition of the aims of the Essex Coast RAMS mitigation in ensuring no adverse effect on integrity, rather than avoiding likely significant effects.</p>	
62	Mr Mark De Roy	Landowner	<p>Because of 'Natural England's' 'Coast Path scheme (my land is 5 miles from the 'Coast') I now have to fence and subdivide my land to protect a multiple of commercial interests and personal garden and amenity areas. I have been told some simple signage may be made available? I will witness a massive increase in the disturbance by 'walkers', 'visitors' to important designated sites of wildlife protection and previously privately protected 'Semi Natural Ancient Woodland' with protected wildlife habitats.</p> <p>A new 'tax/charge' on new dwellings is doubling up on an existing 'Community Infrastructure Levy' further dissuading philanthropic land owners to undertake the provision of village low cost housing provision to help the locally born working in the countryside to live in it. If this is to go ahead, I would only support it if the fund is administered by my 'Local Authority' who have to answer to the residents of this area as to how that money is accounted for and used. I would not support this levy if unaccountable 'Agencies' and dubious 'Charities' are handed yet more landowners money to be mis-spent and wasted yet again.</p>	<p>The scope of the SPD, and the tariff proposed, is relevant to 'in-combination' recreational effects from future housing growth only. No amendment required. The England Coast Path is outside the scope of the SPD.</p> <p>The tariff will be collected and administered at the LPA level and development applications will continue to be determined by the LPA also. No amendment required.</p>
63	Mr Gary Guiver	Tendring District Council on behalf of various key stakeholders with an interest in this project	<p>I am writing on behalf of Tendring District Council in response to the consultation exercise for the Essex Coast Recreation Avoidance Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) to express some of the comments, issues and concerns raised to me by various key stakeholders with an interest in this project.</p> <p>Fundamental concerns have been expressed locally about any strategy or intervention that curtails or restricts the potential for residents and visitors to access and enjoy the coast and which would therefore diminish Tendring's</p>	<p>In ensuring that residential development can be permitted without the determination that there would be resultant significant effects on the integrity of Habitats sites due to recreational disturbance, the tariff can enable growth in Tendring. Many development proposals</p>

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			<p>potential for tourism, economic growth and a healthy resident population.</p> <p>Examples of the more specific concerns and suggestions raised by local stakeholders with unquestionable knowledge of their area (particularly Hamford Water) are summarised as follows:</p> <ul style="list-style-type: none"> <li>• That the money raised through RAMS contributions should not dissuade philanthropic land owners wishing to release land for the provision of low-cost housing for people born locally to live and work in the countryside.</li> <li>• That the RAMS contributions secured from developments in the Tendring area should be controlled and administered only by Tendring District Council as the local authority directly answerable to the landowners, businesses and residents affected. They should not be handed to a potentially unaccountable and faceless body.</li> <li>• The area termed Hamford Water is not, as the documentation suggests, a natural habitat. Instead it is a largely man-made environment that requires constant maintenance, dredging and management to avoid siltation caused by the grass and seaweeds growing in the water, which would otherwise rapidly turn into dried out marsh – as can already be witnessed at Hamford Water.</li> <li>• Whilst the emphasis of the documentation seems to major on birds, the whole chain of natural life requires far closer investigation – e.g. shellfish in Hamford Water (which have been poisoned by human e-coli through the release of sewage from Kirby and Bath House Meadows pumping stations); and sea mammals including seals and porpoises.</li> <li>• There are significant and important other Statutory Bodies with strong legal and commercial interests in Hamford Water including the Harwich Harbour Authority (who has control over the navigation and who collect Port Dues for shipping movements to Bramble Island); and Crown Estates, who own most of Hamford Water below the low tide level.</li> </ul>	<p>related to tourism, economic growth and health are exempt from the tariff.</p> <p>Tendring District Council, as one of the partner LPAs, will be accountable for the collection of the tariff and implementation of the mitigation measures in the Tendring District Council area. Section 6.3 of the SPD states that, 'A representative from each of the partner LPAs, together forming 'The RAMS Steering Group', shall work with the Essex Coast RAMS team...'</p> <p>The RAMS and SPD are related only to the effects of recreational disturbance on those wildlife designations that are classified as 'Habitats sites' of which some of the most significant are within Tendring District, such as Hamford Water and the Stour Estuary. At the Essex Coast these are predominantly designated due to birds. Other effects from development proposals would be explored at the development management stage, in line with requirements for project-level HRA/AA, ecology assessments and Environmental Impact</p>

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			<ul style="list-style-type: none"> <li>• Hamford Water has been able to manage itself and the wildlife present to a very high standard, without the need for draconian legal powers and without constant surveillance. The Hamford Water Management Committee already supervises the area at nil cost to anyone except the organisations that willingly contribute – however this body nor any of its members are mentioned once in the RAMS documentation.</li> <li>• The level and nature of monitoring being proposed in the documentation are likely to have little worth, if it is anything like the level of evidence in the report. For example, it is said that the launching of Jet-Skis will be prohibited by legislation at Titchmarsh Marina and in the area around Mill Lane in Walton – yet there is no Jet-Ski activity in Hamford Water and launching is already not permitted at Titchmarsh Marina, Walton &amp; Frinton Yacht Club or at the Walton Town Hard. Jet-Skis do launch from Dovercourt Bay.</li> <li>• Additionally proscribing Jet-Skis totally is contrary to the United Nations Charter of the Seas and Freedom of Navigation to which the UK is a signatory; applying to all coastal areas that do not dry out at low-tide.</li> <li>• It is suggested that people walking on the salt-marsh in the south-eastern corner of Hamford Water is causing significant damage, but without any evidence or detail of the alleged activity. In the last 55 years, little if any such activity has occurred and the only places of access in the south eastern area where the foreshore is accessible are at Island Lane and Foundry Creek where one would sink into soft mud if any such activity was tried.</li> <li>• The documentation states that the Naze are part of the Nature Reserve where wildlife is being affected by people walking there with dogs off their leads – but this area is owned by Tendring District Council having been sold to its successor (the Frinton and Walton Urban District Council) by Essex County Council on the condition it remained a public area with unrestricted public access in perpetuity. There is little wildlife to be found on the Naze other than</li> </ul>	<p>Assessments (EIA) where relevant and required of proposals at the LPA level.</p> <p>The Essex RAMS toolkit includes, within the 'education and communication' Action Area, direct engagement with clubs and relevant organisation. The implementation of this can begin once the Delivery Officer is appointed. The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.</p> <p>Moreover, all measures will be actioned meaning that contributions will fund this project. Because contributions are from within the zones of influence, there is no prospect of funding being diverted away from areas that require the greatest protection.</p>

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			<p>Muntjac, a few rabbits and various gulls.</p> <ul style="list-style-type: none"> <li>• Imposing restrictions on the lawful peaceful use of the area around Hamford Water is unwarranted and could prove to be counterproductive. Bird surveys conducted by the local Warden show consistent healthy increases in the bird population.</li> <li>• It should be questioned why the Environment Agency licence to the blowing of eggs of the Lesser Black Backed Gull on Hedge End Island – as this is clearly a man-made intervention that favours certain forms of biodiversity over others and supports the view that Hamford Water is man-made, as opposed to a natural, environment.</li> </ul>	
64	Ms Emma Wreathall	Bradwell Power Generation Company Limited	<p>Given the position of national policy, it is considered appropriate that the Essex Coast RAMS SPD recognises Bradwell as a potentially suitable site for a new nuclear power station. Essex County Council and Maldon District Council both recognise the Bradwell B power station (BRB) as a significant infrastructure project within Essex county and which reaffirms the need to take the Project into account within the new Essex Coast RAMS SPD.</p> <p>The spatial extent of the Zone of Influence for the Essex Coast RAMS (Figure 3.1) includes the Bradwell B nomination site boundary. It therefore follows that BRB GenCo has an interest in the RAMS proposals which may be of relevance in the context of the Environmental Impact Assessment (EIA) and HRA studies that it will need to complete to support a Development Consent Order application (and other regulatory consents) for a proposed nuclear power station.</p> <p>BRB GenCo has initiated a programme of baseline surveys to characterise the abundance distribution and behaviour of birds within a potential Zone of Influence of the proposed power station site. In due course, the results of these surveys will inform the EIA and HRA for the development. This survey work can make a contribution to the evidence base that is available to inform the targeting and deployment of mitigation measures to ensure that they are</p>	Noted. The implementation of specific communication and any joint-working can begin once the Delivery Officer is appointed. No amendment proposed.

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			<p>proportionate and appropriate given the range of pressures that may be prevalent as a result of new development proposals (either alone or in-combination).</p> <p>BRB GenCo looks forward to the opportunity to continue working with key stakeholders to ensure that effects arising from other developments can be taken into account during the forthcoming EIA and HRA studies for the Bradwell B Project.</p>	
65	Mr Matt Verlander	Avison Young on behalf of the National Grid	We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation.	Noted. No amendments proposed.
66	Ms Michelle Curtis	Tollesbury Parish Council	<p>It is difficult for the Parish Council to be brought in at this late stage. Especially as we are not even listed under partnership working whereas 'local clubs and societies' are. Had we been included we would have shared our local knowledge which would have shown you that 'aerial disturbance' (page 38) was not the only form of disturbance present in the parish.</p> <p>On page 44 (also page 102 A10.5) we feel that the discussion of mitigation options is rather limited and your concentration on Maldon should possibly be reviewed. Has not the District Council established Tollesbury as an access hub for the estuary?</p> <p>On page 52 under Habitat Creation, your comment that artificial islands 'may' fit in the Shoreline Management Plan (SMP). From our experience, having the largest artificial island in the Blackwater in the Parish, they do fit in with the SMP so we suggest the word 'may' is removed.</p> <p>It is of concern to the PC that the governance of this whole project is still being discussed (page 68) with no reference to any feedback from local sources of information. This project is apparently to run until 2038. Might there not be some value to some two-way communication and representation with Parish Councils to ensure that the project remains fit for purpose?</p>	A consistent approach was adopted in collecting information to establish the RAMS baseline. The suggested actions are considered relevant for exploration by the Delivery Officer, once appointed, as is the implementation of the RAMS in practice. No amendment proposed.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
67	Ms Heather Biner	Resident	<p>The new Local Plan is unsound. The congestion around this area is already unacceptable. The roads cannot handle an increase in traffic especially at rush hour. The pollution levels in some places are already at dangerous levels. Some parts of the area are already at risk of flooding. The GPs, hospitals, schools and other services are already stretched to breaking point. The infrastructure is not in place, nor is the space to add it. As well as the detrimental affect it would have on our wildlife and precious natural spaces.</p>	<p>Noted. The Maldon Local Plan was found to be sound in 2017 and was approved by the Secretary of State in July 2017. These comments are related to the Local Plan in question rather than the SPD. No amendments proposed.</p>
68	Mr Shane Robinson	The British Association for Shooting and Conservation (BASC)	<p>The Birds Directive fully recognises the legitimacy of hunting of wild birds as a form of sustainable use. Wildfowling is an activity that provides significant social, cultural, economic and environmental benefits in the UK. Wildfowling clubs also have a longstanding reputation for their conservation activities. Their understanding of the sites they manage and willingness to work together to the greater good of the site should be embraced.</p> <p>BASC is concerned that the creation of new residential development along the Essex Coast will lead to increased visitor pressure on designated sites. Wildfowling clubs own and lease saltmarsh and foreshore along the Essex Coast.</p> <p>Wildfowling along the Essex Coast is consented by Natural England and has already been approved as having no likely significant effect on the features of designated sites. We are concerned that the proposed mitigating measures in the consultation documents will not address increased visitor pressure associated with new residential development along the Essex Coast.</p> <p>We are concerned that when new residential development inevitably leads to increased visitor pressure that regulated activities such as wildfowling will be targeted as a means of addressing failures with RAMS. Bye-laws restricting walking and walking with dogs could mitigate increased visitor pressure.</p> <p>Preventing or restricting any further residential development along the Essex Coast is the most appropriate means of mitigating increased visitor pressure.</p>	<p>The suggested actions are considered relevant for exploration by the Delivery Officer, once appointed, as is the implementation of the RAMS in practice. Distribution of housing growth is a matter for LPA Local Plans. No amendment proposed.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>We would like to meet with the RAMS team as soon as possible to discuss our concerns and those of wildfowling clubs with you.</p>	
69	Ms Annie Gordon	Essex Wildlife Trust	<p>We wish to register our concern that neither Essex Wildlife Trust, the RSPB or the National Trust were included in the steering group for the development of the RAMS project. All three Non-Governmental Organisations have significant coastal landholdings either including, or directly adjacent to, Habitats sites.</p> <p>While we accept that this strategy is now widely advocated, there is a notable lack of evidence to support the assertion that the strategy is effective. It remains unclear and uncertain as to whether the proposed mitigation will be deliverable and whether it can be guaranteed for the long term. Using a precautionary approach, we therefore cannot agree with the HRA conclusion of no 'Adverse Effects on Integrity' (AEOI) of Habitats sites and their features of interest. There is no basis in evidence to support this conclusion. Endorsement of the strategy by Natural England is not, in itself, a guarantee of its effectiveness. Natural England is subject to the "Growth Duty" under Section 108 of the Deregulation Act 2015. This means it is required to have regard to the desirability of promoting economic growth and must consider "the importance for the promotion of economic growth of exercising the regulatory function in a way which ensures that regulatory action is taken only when it is needed, and any action taken is proportionate."</p> <p>We wish to point out that the precautionary principle needs to be applied as one of the three tests of the Habitats Regulations. There is no reference to this fundamental principle in the Essex RAMS document. Instead the strategy refers to pragmatism; we have serious concerns that economic "pragmatism" may be used to undermine the protection of internationally important habitats and species. The Essex RAMS should be based on a precautionary approach; to do otherwise risks facilitating development that does not meet the criteria for sustainability.</p> <p>In respect of personal watercraft we are of the opinion that a published Code of Conduct will fail to deliver the much-needed change in behaviour. We do not accept the claim that this strategy will be an effective measure against</p>	<p>The RSPB and EWT were invited to both of the preliminary workshops essential to devising the RAMS and the RSPB provided valuable support for the RAMS and Bird Aware. Only the partner LPAs and Natural England were involved in the steering group as the RAMS and SPD are considered technical Local Plan documents. No amendment proposed.</p> <p>The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.</p> <p>The need for and focus of the Essex RAMS has stemmed from the recommendations of the LPAs' Local Plan HRA/AAs and is not a document that needs to meet the Habitats Regulations Assessment regulations in and of itself. Section 2.15 of the SPD sets out that, 'the RAMS approach is fair and seeks to mitigate the additional recreational pressure in a way that ensures that those responsible for it, pay to mitigate it</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>personal watercraft misuse. A much more robust package of enforcement measures is needed to address this issue.</p> <p>Table 6.2 Potential for disturbance of birds in Hamford Water states that: “Skippers Island has regular visits by a volunteer warden who speaks to visitors” - We wish to point out that the current Skipper’s Island warden is a volunteer who is only onsite occasionally (once a month on average).</p> <p>“The Colne Point is wardened and as such is likely to be resilient to increased visitor impacts” - Once again, the warden of Colne Point is only onsite occasionally; for most of the time the site is not patrolled. It is false to claim that Colne Point has resilience to increased visitor impacts.</p> <p>“St Osyth Stone Point and Brightlingsea Creek is another area where potential conflict could take place, however these areas are relatively remote” - St Osyth Stone Point is not remote, it is the pick-up point for the Brightlingsea Foot Ferry and therefore has a relatively high footfall when the ferry is running during the Spring and Summer season.</p> <p>In conclusion, while we recognise the need for the RAMS, we are of the opinion that the current iteration of the strategy is flawed and does not fully accord with the principles underpinning the Habitats Regulations. In its current form there are unsubstantiated claims of effectiveness, a failure to adopt the precautionary approach and a lack of robustness in some of the mitigation measures proposed. We would urge that these matters are addressed, and the revised version subjected to further consultation.</p>	<p>at a level consistent with the level of potential harm. It also obeys the ‘precautionary principle’. Existing visitor pressure at Habitats sites would be mitigated through alternative means and any pressure that would arise from different types of development would be addressed through the project HRA’. No amendment proposed.</p> <p>Once appointed, the Delivery Officer will engage with local key stakeholders on the implementation of the project. No amendment proposed.</p>
70	Mr Barrie Stone	Resident	Wildlife mitigation on Wallasea Island has already been done.	Noted. No amendment proposed.
71	Ms Anna Roe	Ipswich Borough Council	Regarding Figure 3.1 which shows the Zones of Influence for the Blackwater Estuary, Stour Estuary and Hamford Water stretching into the Suffolk Coast RAMS area. I am concerned that this could be confusing for developers of new dwellings in south Suffolk, as it implies that a contribution is required to the Essex Coast RAMS, in addition to the Suffolk Coast RAMS. Can I please	An amendment to the relevant map in the SPD and RAMS is proposed, which will remove all areas of Suffolk from the Zone of Influence.

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			request that figure 3.1 is amended to clarify that the Essex Coast RAMS tariff area stops at the Essex border, I attach a map of the Suffolk Coast RAMS Zone of Influence to illustrate my point.	
72	Mr Sam Hollingworth	Strutt & Parker on behalf of the Chelmsford Garden Village Consortium	<p>The RAMS SPD does not appear to acknowledge the difference between the delivery of homes, and population increase. All three of the tests within Regulation 122 of the CIL Regulations must be met when requesting contributions. As such, it is essential that the RAMS SPD will only require contributions to be made where they are to mitigate impacts which inter alia are directly related to the development in question. They cannot be used simply to address an existing situation, or a situation that would arise irrespective of the development in question. It is therefore necessary to distinguish between the impacts of development and those that are simply of population increase which would have occurred regardless.</p> <p>The total number of new homes planned within the combined Zone of Influence does not reflect the total number of new homes required to meet the projected population growth. A number of Essex Local Planning Authorities' strategic housing policies are out-of-date, and do not meet current projection and household projections. By formulating a strategy based on mitigating population growth, but then introducing a per-dwelling charge to fund this based on current allocations which are not sufficient to meet this population growth, the current allocations will be required to make a disproportionately large contribution to the mitigation.</p> <p>We note reference in Table 2.3 to the brief for the preparation of the RAMS that this included identifying measures that have already been funded and providing details in respect of current funding mechanisms. Separately, we note reference at paragraph 6.6 of the RAMS the potential for Local Planning Authorities to identify mitigation measures to be provided through separate funding streams, citing the Local Growth Fund and Local Enterprise Partnership. However, the RAMS appears to conclude that full costs of the mitigation strategy (plus a further 10% contingency allowance) be borne by new developments, without explaining how alternative sources of funding have been explored.</p>	<p>It is proposed that an amendment explaining more clearly the relationship between the effects of a population increase resulting from net new dwelling increases is included within the SPD.</p> <p>The extent of each Local Plan's housing growth has been identified consistently, for the purposes of the RAMS and SPD, for all LPAs in determining a total number of new dwellings. The cost of mitigating the impact of 72,907 homes is £8,916,448.00. Section 4.7 of the SPD acknowledges that 'this figure is not definitive and likely to change as more Local Plans progress. As such the figure will be subject to review.' If more homes are built there will be a greater impact and so additional mitigation, funded by developer contributions, will be required. If less homes are built there will be less of an impact that that expected and so less mitigation will be required.</p> <p>The Chelmsford Local Plan 2013-2036 which includes the policy</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>The PPG2 confirms that policies on planning obligations should be set out in plans and examined in public, and informed by a proportionate assessment of viability. It goes on to expressly state that Supplementary Planning Documents should not be used to set out formulaic approaches to planning obligations, as these would not be tested through examination. We consider that the RAMS SPD should take a far less negative stance in respect of alternatives to simply making a financial contribution, and it would benefit from providing further guidance and/or flexibility to those wishing to implement alternatives. Furthermore, by addressing such alternatives, this will help ensure that it is consistent with emerging Local Plan policies which, as already discussed, acknowledge there may be situations where it would be inappropriate to require financial contributions to RAMS.</p> <p>There is a concern, as a matter of principle, that seeking contributions from developers to mitigate the impact of activity being actively promoted by others is questionable.</p> <p>In terms of how costs have been calculated, it is unclear what assumptions have been made in respect of overheads on top of salary costs for the staff identified as being needed. We suggest that, in the interests of transparency, this should be clearly set out. We suggest that the RAMS SPD needs to carefully consider whether it is indeed actually the case that all items proposed to be funded through developer contributions are necessary to make development acceptable in planning terms.</p>	<p>requirement for the RAMS, has been found 'sound' by an independent Planning Inspector.</p> <p>The tariff can only be applied to applications from a base date and cannot be collected retroactively on consented proposals despite some proposals being included within Local Plans. Consented proposals help define the baseline position, and the suite of mitigation costed and included within the SPD in Appendix 1 is suitable to both address these effects as well as those of unconsented proposals without exponentially increasing the costs of the mitigation package. A proposed amendment setting out this position more clearly is proposed.</p> <p>Bespoke alternatives to the tariff approach will be considered at the development management stage to ensure they are proportionate and suitable on a case-by-case basis. Alternative sources of funding for the mitigation package have not been explored as it is not considered appropriate for funds to be diverted from other sources when the HRA/AAs of the</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				<p>LPA Local Plans has associated the significance of the in-combination effects the RAMS seeks to mitigate directly to new housing growth. No amendment proposed.</p> <p>It is a requirement of the Habitats Regulations Assessment Regulations that 'in-combination' effects are considered. Other schemes not related to Local Plans growth will be subject to their own HRA/AA requirements if relevant. No amendment required.</p> <p>Amendments clearly setting out how overheads and other costs have been identified within the RAMS mitigation package are proposed within the SPD.</p>
73	Hannah Thomas-Davies	DWD Property + Planning on behalf of Countryside	<p>We consider that the SPD should provide more detailed wording to confirm the process for defining an alternative to paying into the RAMS. We consider that the SPD would be more effective if it clearly set out the process for agreeing bespoke mitigation for strategic sites. The SPD seeks the mitigation to the Essex Coast SPAs by one method, the payment towards a mitigation fund, however, strategic sites offer alternative methods to attain the protection of the Coastal SPAs from recreational use.</p> <p>Paragraph 3.9 make reference to tourist accommodation and states it 'may be likely to have significant effects on protected habitat sites. We do not consider this is an acceptable description of the potential impacts of tourist accommodation on the coastal SPAs. Rather than leaving this to a case-by-case assessment, the SPD should include measures to mitigate tourist</p>	<p>Bespoke alternatives to the tariff approach will be considered at the development management stage to ensure they are proportionate and suitable on a case-by-case basis. Appropriate alternatives could take various forms and are likely to differ from case to case. For this reason, developers of strategic sites are encouraged to engage with the relevant LPA for specific guidance on what is considered appropriate.</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>development on the coastal habitat as well as the recreational pressure posed by residential development.</p> <p>Further clarification is required detailing how the total number of dwellings figure of 72,907 was calculated. Appendix 1 provides a transparent breakdown of the mitigation package costed for 2018-2038, however the calculation used to determine the number of homes to be delivered is not clear. We are concerned that the 72,907 figure underestimates the potential number of homes delivered by the 12 LPAs within the period to 2038. By using a correct, much higher, figure of additional housing this would have the effect of reducing the tariff per property levied.</p> <p>The cost of mitigation has not been included as a planning policy requirement in recent Local Plan viability assessments. This additional cost burden brought forward by the councils late in the Local Plan process will mean that viability assessments of individual applications may become necessary to demonstrate whether or not the additional cost burden can be viably delivered.</p> <p>We consider that the calculation of housing numbers should be made more transparent, providing a description for each local authority of how the total housing figure has been calculated. This should include references to adopted and emerging development plan documents which have formed the figure.</p>	<p>The RAMS and SPD has been devised specifically to address the effects of Local Plan growth within the LPA areas. As ensuring a sufficient supply of dwellings through Local Plan periods is a requirement of Local Plans, including tourist accommodation proposals is not. As such, the effects of mitigating tourist accommodation, within the remit of the SPD, is considered best addressed on a case-by-case basis as and when applications for such proposals are submitted. No amendment proposed.</p> <p>The extent of each Local Plan's housing growth has been identified consistently, for the purposes of the RAMS and SPD, for all LPAs in determining a total number of new dwellings. Section 4.5 of the SPD acknowledges that 'this figure is not definitive and likely to change as more Local Plans progress. As such the figure will be subject to review.' No amendment proposed.</p> <p>The subject of viability in regard to the tariff can be explored within Local Plan examinations, where</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
				deemed relevant. No amendment proposed.
74	Unknown	The British Association for Shooting & Conservation (BASC)	<p>The proposed mitigating measures will not address increased visitor pressure associated with new residential development along the Essex Coast. Please provide BASC with evidence of how the proposed mitigation measures will be successful in mitigating the impact of increased visitor pressure.</p> <p>Please provide information to BASC on the areas that have been identified and permissions granted to allow this work to be undertaken prior to planning consent being granted.</p> <p>Any new car parks must be located away from sensitive areas and local byelaws must be introduced to restrict the public from walking and walking with dogs. Adequate regulation and enforcement must be in place prior to planning being approved.</p> <p>No evidence has been provided on how the employment of a ranger will be sufficient mitigation for the impact of increased visitor pressure on breeding and overwintering wildfowl. Please provide BASC with information on the inclusion of the ranger's work in the HRA process.</p> <p>Please provide BASC with written confirmation that when increased visitor pressure is caused by new residential development that this will not result in additional "in combination" effects with existing wildfowling consents. We are concerned that when new residential development inevitably leads to visitor pressure increases that regulated activities such as wildfowling will be targeted as a means of addressing failures with RAMS.</p> <p>Representatives of wildfowling clubs along the Essex Coast must be included in the proposed partnership approach. Merely stating that there will be some creation of salt marsh etc. will not be sufficient for an HRA process. Please provide information to BASC on the actions that would need funding.</p>	<p>The effectiveness of the mitigation will be monitored as outlined within Section 6 of the SPD. No amendment proposed.</p> <p>All partner LPAS have approved the RAMS. Relevant committee reports can be found on LPA websites.</p> <p>The employment of Rangers follows best practice established by existing RAMS projects and verified by Natural England through their input into the RAMS thus far. It can be considered that many of these points made can be considered by the Delivery Officer, once in post. This will include monitoring of the effectiveness of the mitigation as outlined within Section 6 of the SPD. No amendment proposed.</p> <p>'In-combination' effects are those that are identified through exploring the individual effects of those HRA/AAs undertaken for any plan or project in the area that would require compliance with the Habitats Regulations Assessment. This would include</p>

No.	Name	Organisation	Main Issues Raised	Response / amendment required
			<p>Permissions must be sought, projects must be highlighted, and plans put in place to ensure they are able to meet the conservation objectives required to mitigate the original issue.</p> <p>The HRA must include maximum permissible occupancy of those dwellings as it is the individuals within the dwelling that will increase the visitor pressure, not the dwelling itself. A precedent has been set that every application needs to be looked at on its individual merit. A blanket policy would be unlawful.</p> <p>Wildfowling actively warden the area's they manage along the Essex Coast. Funding from RAMS should be allocated to wildfowling clubs to employ club representatives to assist with direct engagement with the public. Please add wildfowling clubs as key partners in the RAMS.</p> <p>A severe weather policy must be drafted to use bye-laws to restrict the public from walking or walking with dogs during periods of severe weather. See the Joint Nature Conservation Committee Severe Weather Policy as a reference point.</p> <p>Preventing or restricting any further residential development along the Essex Coast is the most appropriate means of mitigating increased visitor pressure.</p>	<p>qualifying planning applications or development plans. Should an 'in-combination' effect be identified, it would be the responsibility of the new proposal to provide mitigation, not existing consented developments or activities.</p> <p>It is not considered possible to calculate, or appropriate to assume, dwelling occupancy with any degree of accuracy; hence the proposed blanket tariff being applicable per net new dwelling. The tariff as proposed, will ensure that the required mitigation can be delivered to enable housing growth. No amendment proposed.</p> <p>All of the LPAs have a statutory requirement to plan for new housing growth. The RAMS seeks to mitigate recreational impacts on protected Habitats sites on the Essex Coast arising from the increase in population associated with these housing growth requirements. Each LPA Local Plan will include locational criteria-based policies to determine where growth will be permitted. No amendment proposed.</p>





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# Essex Coast Recreational disturbance Avoidance and Mitigation Strategy

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## Supplementary Planning Document (SPD) May 2020

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## Acronyms

AA	Appropriate Assessment
AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
EA	Environment Agency
EC	European Commission
EEC	European Economic Community
EWT	Essex Wildlife Trust
FAQ	Frequently Asked Questions
GPDO	General Permitted Development Order
HMO	House in Multiple Occupation
HRA	Habitats Regulations Assessment
LPA	Local Planning Authority
NE	Natural England
NPPF	National Planning Policy Framework
RAMS	Recreational disturbance Avoidance and Mitigation Strategy
RSPB	Royal Society for the Protection of Birds
SAC	Special Area of Conservation
SIP	Site Improvement Plan
SMART	Specific, Measurable, Attainable, Relevant & Timely
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Specific Scientific Interest
UK	United Kingdom
UU	Unilateral undertaking
ZoI	Zone of Influence

## Glossary

Appropriate Assessment	Forms part of the Habitats Regulations Assessment
Authority Monitoring Report	Provides information on all aspects of a planning department's performance.
Community Infrastructure Levy	A charge which can be levied by local authorities on new development in their area to help them deliver the infrastructure needed to support development.
Competent Authority	Has the invested or delegated authority to perform a designated function.
England Coast Path	Natural England are implementing the government scheme to create a new national route around the coast of England
General Permitted Development Order	The Town and Country Planning (General Permitted Development) (England) Order 2015 is a statutory instrument that grants planning permission for certain types of development (such development is then referred to as permitted development).
House in Multiple Occupation	A property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen.
Habitats sites	Includes SPA, SAC & Ramsar sites as defined by NPPF (2018). Includes SPAs and SACs which are designated under European laws (the 'Birds Directive' and 'Habitats Directive' respectively) to protect Europe's rich variety of wildlife and habitats. Together, SPAs and SACs make up a series of sites across Europe, referred to collectively as Natura 2000 sites. In the UK they are commonly known as European sites; the National Planning Policy Framework also applies the same protection measures for Ramsar sites (Wetlands of International Importance under the Ramsar Convention) as those in place for European sites.
Habitats Regulations Assessment	Considers the impacts of plans and proposed developments on habitats/Natura 2000 sites.
Impact Risk Zone	Developed by Natural England to make a rapid initial assessment of the potential risks posed by development proposals. They cover areas such as SSSIs, SACs, SPAs and Ramsar sites.
In-combination effect	The cumulative effect of that a number of plans, policies, activities and developments can have on the coastal region.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
Natural England	The statutory adviser to government on the natural environment in England.

National Planning Policy Framework	Sets out government's planning policies for England and how these are expected to be applied.
Recreational disturbance Avoidance and Mitigation Strategy	A strategic approach to mitigating the 'in-combination' recreational effects of housing development on Habitats sites.
Ramsar site	Wetland of international importance designated under the Ramsar Convention 1979.
Section 106 (S106)	A mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.
Section 278 (S278)	Allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of planning approval.
Special Area of Conservation (SAC)	Land designated under Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.
Special Protection Area (SPA)	Land classified under Directive 79/409 on the Conservation of Wild Birds.
Supplementary Planning Document (SPD)	Documents that provide further detail to the Local Plan. Capable of being a material consideration but are not part of the development plan.
Site of Specific Scientific Interest (SSSI)	A Site of Special Scientific Interest (SSSI) is a formal conservation designation. Usually, it describes an area that is of particular interest to science due to the rare species of fauna or flora it contains.
Unilateral undertaking	A legal document made pursuant to Section 106 of the Town and Country Planning Act 1990, setting out that if planning permission is granted and a decision is made to implement the development, the developer must make certain payments to the local authority in the form of planning contributions.
Zone of Influence (Zol)	The Zol identifies the distance within which new residents are likely to travel to the Essex coast Habitats sites for recreation. This is based on visitor surveys.

## 1. Introduction

- 1.1 This Supplementary Planning Document (SPD) focuses on the mitigation that is necessary to protect the birds of the Essex coast and their habitats from the increased visitor pressure associated with new residential development in combination with other plans and projects, and how this mitigation will be funded.
- 1.2 This SPD accompanies the strategic approach to mitigation which is set out in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (the 'RAMS'). The RAMS provides a mechanism for Local Planning Authorities (LPAs) to comply with their responsibilities to protect habitats and species in accordance with the UK Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations').
- 1.3 This SPD distils the RAMS into a practical document for use by LPAs, applicants and the public and provides the following information:
  - A summary of the RAMS;
  - The scope of the RAMS;
  - The legal basis for the RAMS;
  - The level of developer contributions being sought for strategic mitigation; and
  - How and when applicants should make contributions.
- 1.4 A 'frequently asked questions' (FAQ) document has also been produced to provide further information about the RAMS project. This is available on the Bird Aware Essex Coast website<sup>1</sup>.

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<sup>1</sup> Bird Aware Essex Coast: <https://essexcoast.birdaware.org/home>

## 2. Summary of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy

### The importance of the Essex coast

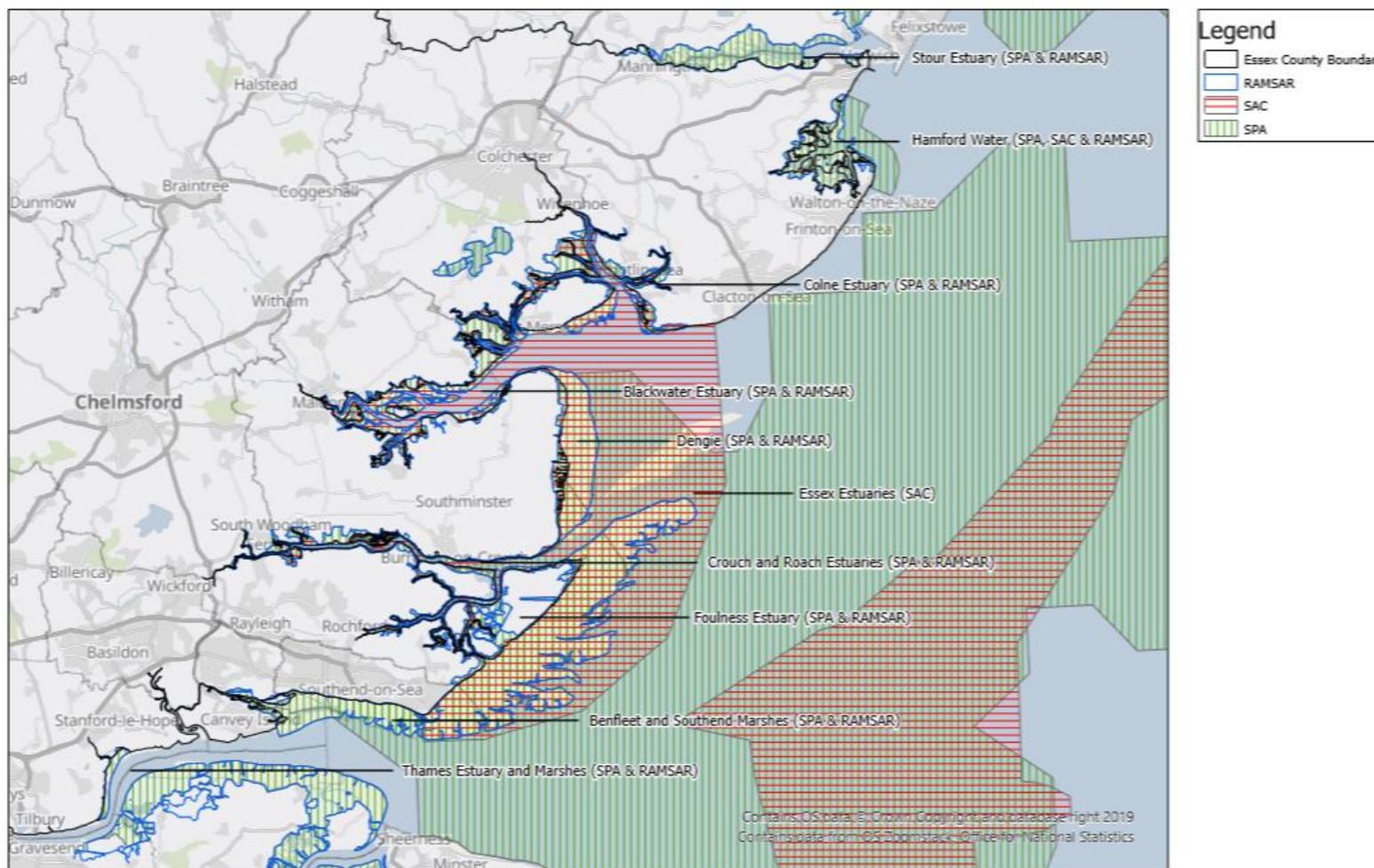
- 2.1 The Essex coastline is one of importance for birds and their habitat. It is home to internationally important numbers of breeding and non-breeding birds and their coastal habitats.
- 2.2 The coast is a major destination for recreational use such as walking, sailing, bird-watching, jet skiing, dog walking and fishing, including bait-digging. Evidence, described in detail in the RAMS, suggests that the majority of this activity is undertaken by people who live in Essex.
- 2.3 Although only Tendring District, Colchester Borough, Chelmsford City, Maldon District, Rochford District, Southend-on-Sea Borough, Castle Point Borough and Thurrock Councils lie on the coast, research has shown that residents from, Basildon Borough, Brentwood Borough, Uttlesford District and Braintree District are also likely to travel to the coast for recreational use.
- 2.4 A large proportion of the coastline is covered by international, European and national wildlife designations. A key purpose of these designations is to protect breeding and non-breeding birds and coastal habitats. Most of the Essex coast is designated under the Habitats Regulations as part of the European Natura 2000 network: for the purposes of this SPD these are Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites. These sites are also defined as 'Habitats Sites' in the National Planning Policy Framework (2019).
- 2.5 The Habitats Sites to which this SPD applies are as follows and these are shown overleaf on Figure 2.1:
  - Essex Estuaries SAC
  - Stour and Orwell Estuaries SPA and Ramsar
  - Hamford Water SPA and Ramsar
  - Colne Estuary SPA and Ramsar
  - Blackwater Estuary SPA and Ramsar
  - Dengie SPA and Ramsar
  - Crouch and Roach Estuaries SPA and Ramsar
  - Foulness Estuary SPA and Ramsar



- Benfleet and Southend Marshes SPA and Ramsar
- Outer Thames Estuary and Marshes SPA and Ramsar

Figure 2.1: Habitats sites covered by the Essex Coast RAMS

## Habitats (European) sites covered by the Essex Coast RAMS



Notes:

- Ramsar sites are areas of wetland which are designated of international importance under the Ramsar Convention (1971).
- Special Protection Areas (SPAs) are sites which support rare, vulnerable and migratory birds.
- Special Areas of Conservation (SACs) are sites which support high-quality habitats and species.

The duties of Local Planning Authorities (LPAs)

- 2.6 LPAs have the duty, by virtue of being defined as ‘competent authorities’ under the Habitats Regulations, to ensure that planning application decisions comply with the Habitats Regulations. If the requirements of the Habitats Regulations are not met and impacts on Habitats sites are not mitigated, then development must not be permitted.
- 2.7 Where a Habitats site could be affected by a plan, such as a Local Plan, or any project, such as a new hospital/housing/retail development, then a Habitats Regulations Assessment (HRA) screening must be undertaken. If this cannot rule out any possible likely significant effect either alone or in-combination on the Habitats site prior to the implementation of mitigation, then an Appropriate Assessment (AA) must be undertaken. The AA identifies the interest features of the site (such as birds, plants or coastal habitats), how they could be harmed, assesses whether the proposed plan or project could have an adverse effect on the integrity of the Habitats site (either alone or in-combination), and finally how this could be mitigated.
- 2.8 The aim of the HRA process is to ***‘maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest’*** [The EC Habitats Directive, 92/43/EEC, Article 2(2)].

The requirement for delivery of strategic mitigation

- 2.9 The published Habitats Regulations Assessments (HRAs) for the relevant Local Plans have identified recreational disturbance as an issue for all of the Essex coastal SPAs, SACs and Ramsar sites.
- 2.10 Mitigation measures have been identified in the HRA (screening and/or AAs) for many of the Local Plans. There are similarities in the mitigation measures proposed, reflecting the identification of ‘in-combination’ effects resulting from planned and un-planned growth in LPA areas. In recognition, this SPD and the RAMS are relevant to these ‘in-combination’ effects only, and do not focus on any other mitigation measures, such as those on-site, that might be required of development proposals in response to other types of effects on Habitats sites.

- 2.11 Natural England<sup>2</sup> recommended a strategic approach to mitigation along the Essex coast to enable the conclusion of ‘no adverse effect on the integrity of the international designated sites’ regarding in-combination recreational effects. Each Habitats site or complex of sites in England has a Site Improvement Plan (SIP), developed by Natural England. Recreational disturbance is identified as an issue for all ten of the Habitats sites considered in this strategy.
- 2.12 Mitigation measures are therefore necessary to avoid these likely significant effects in-combination with other plans and projects. Mitigation at this scale, and across a number of LPAs, is best tackled strategically and through a partnership approach. This ensures maximum effectiveness of conservation outcomes and cost efficiency.
- 2.13 Some housing schemes, particularly those located close to a Habitats site boundary or large-scale developments, may need to provide mitigation measures to avoid likely significant effects from the development alone, ***in addition to the mitigation*** required in-combination and secured for delivery through the RAMS. This would need to be assessed and, where appropriate, mitigated through a separate project level AA. The LPA, in consultation with Natural England, would advise on applicable cases. Therefore, the implementation of this SPD does not negate the need for an AA for certain types of development.
- 2.14 The Essex coast RAMS aims to deliver the mitigation necessary to avoid the likely significant effects from the ‘in-combination’ impacts of residential development that is anticipated across Essex; thus, protecting the Habitats sites on the Essex coast from adverse effect on site integrity. This strategic approach has the following advantages:
- It is endorsed by Natural England and has been used to protect other Habitats sites across England;
  - It is pragmatic: a simple and effective way of protecting and enhancing the internationally important birds and their habitat of the Essex coast and will help to reduce the time taken to reach planning decisions;
  - It provides an evidence based and fair mechanism to fund the mitigation measures required as a result of the planned residential growth; and
  - It provides applicants, agents and planning authorities with a comprehensive, consistent and efficient way to ensure that appropriate

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<sup>2</sup> An executive non-departmental public body and the government’s adviser for the natural environment in England

mitigation for residential schemes within the Zone of Influence (see paragraph 3.2 below) is provided in an effective and timely manner.

- 2.15 The RAMS approach is fair and seeks to mitigate the additional recreational pressure in a way that ensures that those responsible for it, pay to mitigate it at a level consistent with the level of potential harm. It also obeys the 'precautionary principle'<sup>3</sup>. Existing visitor pressure at Habitats sites would be mitigated through alternative means and any pressure that would arise from different types of development would be addressed through the project HRA.
- 2.16 The majority of the HRAs produced by Essex LPAs as part of the production of their respective Local or Strategic Plans identified that the level of 'net new' planned housing growth may lead to disturbance of birds in coastal Habitats (European) sites within and beyond each individual LPA boundary.

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<sup>3</sup> 'In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.' (Principle 15) of Agenda 21, agreed at the Rio Earth Summit, 1992.

### 3. Scope of the SPD

#### Where does the RAMS apply?

3.1 The 12 LPAs which are partners in and responsible for the delivery of the RAMS are listed below:

- Basildon Borough Council
- Braintree District Council
- Brentwood Borough Council
- Castle Point Borough Council
- Chelmsford City Council
- Colchester Borough Council
- Maldon District Council
- Rochford District Council
- Southend Borough Council
- Tendring District Council
- Thurrock Borough Council
- Uttlesford District Council

3.2 The SPD applies to new residential dwellings that will be built in the Zone of Influence (Zol) of the Habitats sites. It does not apply to any non-residential schemes, and all non-residential schemes are therefore exempt from the tariff. The Zol identifies the distance within which new residents are likely to travel to the Essex coast Habitats sites for recreation.

3.3 The Zol was calculated by ranking the distances travelled by visitors to the coast based on their home town postcode data. Not all postcode data is used as this can skew the results and therefore the Zol is based on the 75th percentile of postcode data. This provides the Zol distance.

3.4 This method has been used for a number of strategic mitigation schemes and is considered by Natural England to be best practice. The distances used to create the Zol are illustrated in Table 3.1 (below).

**Table 3.1: Zones of Influence for the Essex Coast RAMS**

European designated site	Final distance to calculate RAMS Zol (km/miles)
Essex Estuaries SAC	-*
Hamford Water SPA and Ramsar	8.0 km / 4.9 miles
Stour and Orwell Estuaries SPA and Ramsar	13.0 km / 8.1 miles
Colne Estuary SPA and Ramsar	9.7 km / 6.0 miles
Blackwater Estuary SPA and Ramsar	22.0 km / 13.7 miles
Dengie SPA and Ramsar	20.8km / 12.9 miles
Crouch and Roach Estuaries Ramsar and SPA	4.5 km / 2.8 miles
Foulness Estuary SPA and Ramsar	13.0 km / 8.1 miles
Benfleet and Southend Marshes SPA and Ramsar	4.3km / 2.7 miles
Outer Thames Estuary and Marshes SPA and Ramsar	8.1km / 5.0 miles

\* The Essex Estuaries SAC overlaps with the Blackwater Estuary, Colne Estuary, Crouch and Roach Estuaries, Dengie, Foulness and Outer Thames Estuary SPA and Ramsar sites.



3.5 The Zol can be accessed via Magic Maps<sup>4</sup>, where you will find the definitive boundaries. Broad illustrations of the extent of all the individual Habitats sites' Zones of Influence and the overall Zol for the RAMS are shown below in Figure 3.1 and Figure 3.2 respectively.

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<sup>4</sup> MAGIC website: <https://magic.defra.gov.uk/MagicMap.aspx>

Figure 3.1: Illustration of the individual Zones of Influence for the Essex Coast Habitats Sites

### Essex Estuaries Zones of Influences

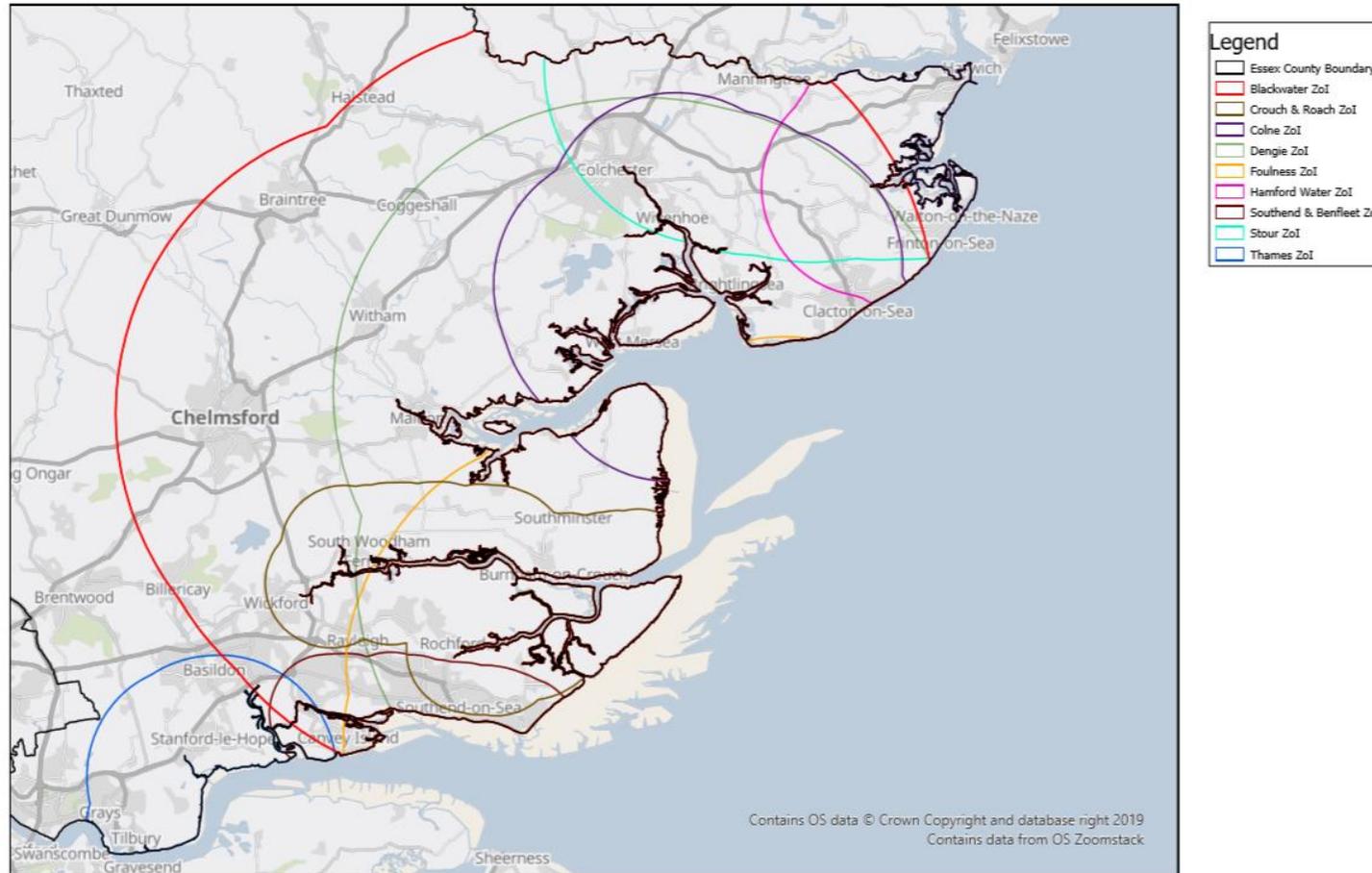
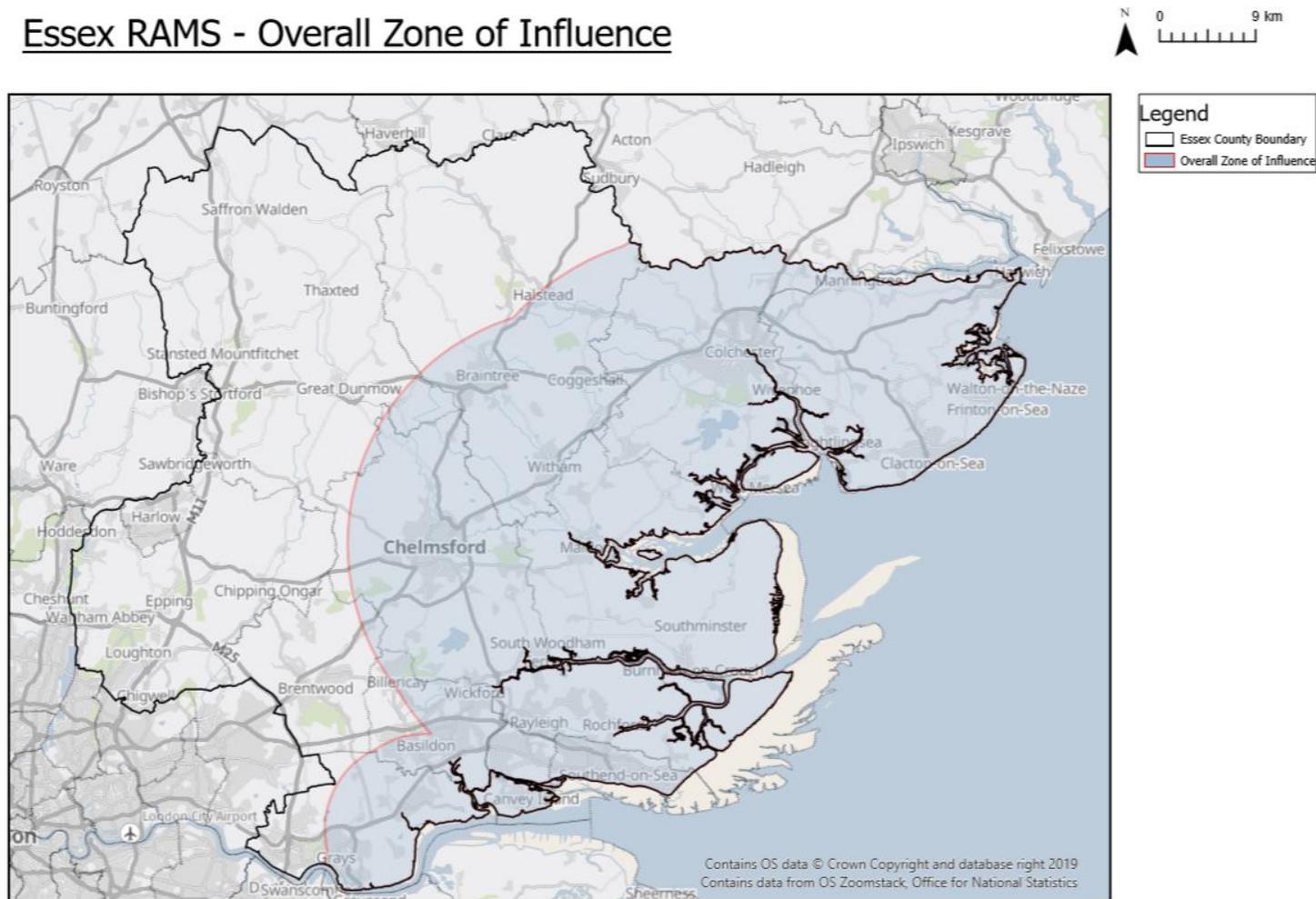


Figure 3.2: Illustration of the Zone of Influence for the Essex Coast RAMS

### Essex RAMS - Overall Zone of Influence



What types of dwellings does this apply to?

3.6 Only new residential developments where there is a net increase in dwelling numbers are included in the RAMS. This would include, for example, the conversion of existing large townhouses into smaller flats, or the change of use of other buildings to dwellings. It excludes replacement dwellings (where there is no net gain in dwelling numbers) and extensions to existing dwellings including residential annexes. Applicants are advised to contact the LPA if in any doubt as to whether their development is within the scope of the RAMS.

Does it apply to all schemes?

3.7 The effects of recreational disturbance on the integrity of the Habitats Sites on the Essex coast are associated with the increase in population that new dwellings will ensure. This is because new residents can be expected to visit the coast, as evidenced by the visitor surveys undertaken. For this reason, the RAMS applies to all schemes regardless of size where there is a net gain in dwellings.

3.8 The contribution to RAMS is a simple way of allowing the AA of residential developments, including single dwelling schemes, to conclude that the in-combination effect will be mitigated. National Planning Practice Guidance<sup>5</sup> confirms that local planning authorities may seek planning contributions for sites of less than 10 dwellings to fund measures with the purpose of facilitating development that would otherwise be unable to proceed because of regulatory requirements. This means that the tariff proposed in this SPD will still apply for those residential proposals that are normally exempt from paying planning contributions under the Community Infrastructure Regulations, such as affordable housing proposals and single dwelling self-builds. These types of development are not exempt from the requirement under the Conservation of Habitats and Species Regulations 2017.

3.9 Natural England's revised interim advice to the Essex LPAs (ref: 244199, 16 August 2018) set out those relevant development types to which the tariff should apply. The RAMS and this SPD apply to the following Planning Use Classes:

**Table 3.2: Planning Use Classes covered by the Essex Coast RAMS**

Planning Use Class*	Class Description
C2 Residential institutions	Residential care homes**, boarding schools, residential colleges and training centres.

<sup>5</sup> Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>

Planning Use Class*	Class Description
C2A Secure Residential Institution	Military barracks.
C3 Dwelling houses (a)	- covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
C3 Dwelling houses (b)	- up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
C3 Dwelling houses (c)	- allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4 Houses in multiple occupation	- Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom
Sui Generis ***	- Residential caravan sites (excludes holiday caravans and campsites) - Gypsies, travellers and travelling show people plots

**Notes:**

\* This table is based on Natural England advice (244199 August 2018, which was advisory, not definitive.

\*\* Care homes will be considered on a case-by-case basis according to the type of residential care envisaged.

\*\*\* Sui Generis developments will be considered on a case-by-case basis according to the type of development proposed.

A guide on student accommodation and RAMS is included as Appendix 2.

3.10 As included above, C2 Residential Institutions and C2A Secure Residential Institutions are notionally included within the scope of the RAMS and tariff payments. This is due to an increase in population that would arise from any such developments, in the same vein as any other new residential development. It is proposed however that consideration as to whether such

developments qualify for the full extent of tariff payments should be done on a case-by-case basis. This is because some C2 and C2A proposals may provide a specific type of accommodation that would not result in new residents visiting the coast.

- 3.11 Other types of development, for instance tourist accommodation, may be likely to have significant effects on protected habitat sites related to recreational pressure and will in such cases need to be subject of an AA as part of the Habitats Regulations. As part of this assessment any mitigation proposals (including those which address any recreational pressure) will need to be considered separately from this strategy and taken into account by the appropriate authorities.

#### What types of application does this apply to?

- 3.12 The RAMS applies to all full applications, outline applications, hybrid applications, and permitted development (see 3.14 below). This includes affordable housing. Reserved matters applications will be considered on an individual basis having regard to whether the potential effects of the proposal were fully considered when the existing outline was granted or where information more recently provided would make for a different assessment of effects.
- 3.13 In order to consider RAMS contributions at the outline application stage, the application should indicate a maximum number of dwelling units.
- 3.14 The General Permitted Development Order (GPDO) allows for the change of use of some buildings and land to Class C3 (dwelling houses) without the need for planning permission, with development being subject to the prior approval process. However, the Habitats Regulations also apply to such developments. The LPA is therefore obliged by the regulations to scope in those GPDO changes of use to dwelling houses where these are within the Zol.
- 3.15 In practice, this means any development for prior approval should be accompanied by an application for the LPA to undertake an HRA on the proposed development. The development will need to include a mitigation package which would incorporate a contribution to the RAMS to mitigate the 'in-combination' effects.
- 3.16 The alternative is for the applicant to provide information for a project level HRA/AA and secure bespoke mitigation to avoid impacts on Habitats sites in perpetuity.

## 4. Mitigation

- 4.1 Measures to address adverse impacts on Habitats sites are statutory requirements and each proposal for residential development within the Zol will still be required to undertake a 'project-level' HRA/AA. These project-level HRA/AAs will explore the hierarchy of avoidance and mitigation. The recommendations of these project-level HRA/AAs may include measures to mitigate effects 'on-site' such as through open space provision or accessible alternative natural recreational green spaces which are relevant to individual developments only.
- 4.2 The RAMS seeks to mitigate 'in-combination' recreational effects only, to enable the conclusion of no adverse effect on the integrity of the international designated sites. Mitigation measures to address in-combination effects, which are required for any residential development within the areas of the LPAs that falls within a Zol, are identified in this SPD.
- 4.3 As the in-combination effects identified within the LPAs' Local Plan HRA/AAs are directly related to a cumulative increase in housing growth, the mitigation identified within the RAMS and this SPD is proportionate to that accumulation and necessary to make development acceptable in planning terms. The tariff is applicable to all residential development that will lead to a net increase in dwellings, as each new dwelling will lead to an increase in population and therefore an increase in the effects associated with recreational disturbance. This means that the mitigation is directly related to the development, as the source of the effects, and the requirement for the tariff to provide the mitigation is justified in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.
- 4.4 The RAMS identifies a detailed programme of strategic mitigation measures which would be funded by contributions from residential development schemes. These measures are summarised in Table 4.1



**Table 4.1 – The Essex coast RAMS toolkit**

Action area	Examples
<b>Education and communication</b>	
Provision of information and education	<p>This could include:</p> <ul style="list-style-type: none"> <li>• Information on the sensitive birds and their habitats</li> <li>• A coastal code for visitors to abide by</li> <li>• Maps with circular routes away from the coast on alternative footpaths</li> <li>• Information on alternative sites for recreation</li> </ul> <p>There are a variety of means to deliver this such as:</p> <ul style="list-style-type: none"> <li>• Through direct engagement led by rangers/volunteers</li> <li>• Interpretation and signage</li> <li>• Using websites, social media, leaflets and traditional media to raise awareness of conservation and explain the Essex Coast RAMS project</li> <li>• Direct engagement with clubs e.g. sailing clubs, ramblers' clubs, dog clubs and local businesses</li> </ul>
<b>Habitat based measures</b>	
Fencing/waymarking/screening	<ul style="list-style-type: none"> <li>• Direct visitors away from sensitive areas and/or provide a screen such that their impact is minimised</li> </ul>
Pedestrian (and dog) access	<ul style="list-style-type: none"> <li>• Zoning</li> <li>• Prohibited areas</li> <li>• Restrictions of times for access e.g. to avoid bird breeding season</li> </ul>

Action area	Examples
Cycle access	<ul style="list-style-type: none"> <li>Promote appropriate routes for cyclists to avoid disturbance at key locations</li> </ul>
Vehicular access and car parking	<ul style="list-style-type: none"> <li>Audit of car parks and capacity to identify hotspots and opportunities for “spreading the load”</li> </ul>
Enforcement	<ul style="list-style-type: none"> <li>Establish how the crew operating the river Ranger patrol boat could be most effective. It should be possible to minimise actual disturbance from the boat itself through careful operation</li> <li>Rangers to explain reasons for restricted zones to visitors</li> </ul>
Habitat creation	<ul style="list-style-type: none"> <li>Saltmarsh recharge, regulated tidal exchange and artificial islands may fit with Environment Agency Shoreline Management Plans</li> </ul>
Partnership working	<ul style="list-style-type: none"> <li>Natural England, Environment Agency, RSPB, Essex Wildlife Trust, National Trust, landowners, local clubs and societies</li> </ul>
Monitoring and continual improvement	<ul style="list-style-type: none"> <li>Birds and visitor surveys, including a review of the effectiveness of mitigation measures. Outputs of the review may include the introduction of new ways to keep visitors engaged</li> </ul>

- 4.5 Appendix 1 contains details of the full mitigation package. The overall cost for the mitigation package is £8,916,448.00 in total from March 2019 until 2038.

#### What is the tariff?

- 4.6 The current tariff is £125.58 per dwelling as of 2020/21. This will be indexed linked, with a base date of 2019. This will be reviewed periodically and re-published as necessary.
- 4.7 In order to arrive at a per dwelling contribution figure, the strategic mitigation package cost (including an additional 10% for contingency purposes) was divided by the total number of dwellings (72,907 dwellings) which are currently identified to be built in the Zol over Local Plan periods until 2038. This includes dwellings which have not received Full/Reserved matters consent. Any dwellings already consented in the Plan periods are not included in this calculation. This figure is not definitive and likely to change as more Local Plans progress. As such the figure will be subject to review.

#### When will the tariff be paid?

- 4.8 Contributions from residential development schemes will be required no later than on commencement of each phase of development. This is necessary to ensure that the financial contribution is received with sufficient time for the mitigation to be put in place before any new dwellings are occupied.
- 4.9 Where development is built in phases this will apply to each phase of house building. A planning obligation will generally be used to ensure compliance.

#### How will the tariff be paid?

- 4.10 The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990 (as amended) and Regulations 122 and 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). In addition, paragraphs 54 to 57 of the National Planning Policy Framework (NPPF) 2019 sets out the Government's policy on planning obligations. The obligation can be a 'Unilateral Undertaking'<sup>6</sup> or a multi-party agreement, referred to as a 'Section 106 agreement'<sup>7</sup>. The applicant will be required to enter into a formal deed with the LPA to secure the payment of the required financial contribution. The RAMS contribution may form a clause within a wider S106 agreement.

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<sup>6</sup> An offer to an LPA to settle obligations relevant to their planning application.

<sup>7</sup> A legal agreement under Section 106 of the Town and Country Planning Act 1990 made between local authorities and developers, and often attached to a planning permission, to make acceptable development which would otherwise be unacceptable in planning terms.

- 4.11 This contribution is payable in addition to any other contributions such as Community Infrastructure Levy liability or other S106 or S278 contributions and there may be other site-specific mitigation requirements in respect of Habitats sites and ecology as outlined above.
- 4.12 The mitigation measures identified in this SPD are specifically sought to avoid additional recreational pressures on Habitats sites and can be secured through Section 106 agreements (Regulation 123 of the Community Infrastructure Levy regulations). This approach is consistent with the views of other local authorities across the country in dealing with mitigation requirements for other Habitats sites and has been accepted by Planning Inspectors at appeal/examination.
- 4.13 Please contact Planning Officers at the relevant LPA at the earliest opportunity to discuss your application and the most appropriate method of paying your RAMS contribution as methods vary between authorities.

#### Section 106 (S106)

- 4.13 Planning obligations are legally binding on the landowner (and any successor in title). They enable the LPA to secure the provision of services (or infrastructure), or contributions towards them, which is necessary in order to support the new development i.e. by making an otherwise unacceptable development acceptable in planning terms.
- 4.14 Where S106 is used legal agreements for planning purposes should meet all the following tests in order to be taken into account when determining a planning application:

- They are necessary to make a development acceptable in planning terms;

*'LPAs, as competent authorities under the Habitats Regulations, have the duty to ensure that planning application decisions comply with regulations.'*

- They are directly related to the development;

*'Evidence in the RAMS demonstrates that visitors come mainly from within the Zol indicated above to the Habitats sites. The 'in-combination' impact of proposals involving a net increase of one or more dwellings within this Zol is concluded to have an adverse effect on Habitats site integrity unless avoidance and mitigation measures are in place.'*

- They are fairly and reasonably related in scale and kind to a development.

*The measures put forward in the RAMS represent the lowest cost set of options available which will be both deliverable and effective in mitigating the anticipated increase in recreational pressure from new residential development within the Zol. The costs are apportioned proportionately between all developments dependent on the scale of development. The contributions will be spent on both project-wide mitigations such as Rangers, and specific mitigations within the Zol in which the contribution was collected. This contribution is therefore fairly and reasonably related in scale and kind to the development.*

4.15 Applicants are expected to meet the LPA's legal fees associated with any drafting, checking and approving any deed. These legal fees are in addition to the statutory planning application fee and the contribution itself and must be reasonable. Details of the LPA's current legal fees can be found on the LPA's website. The website addresses for each LPA are included within Section 8 of this SPD.

#### Schemes under 10 dwellings

4.16 Applicants for schemes which will create up to 10 new units of residential accommodation can use a Unilateral Undertaking (UU). This should be submitted when the planning application is submitted.

4.17 Applicants will need to provide the following documents as part of their planning application where payment will be made through a UU:

- The original UU committing to pay the total RAMS contribution (index linked) before commencement of house building on the site/in accordance with the phasing of the development. This must be completed and signed by those who have a legal interest in the site including tenants and mortgagees;
- A copy of the site location plan signed by all signatories to the UU and included as part of the undertaking;
- Recent proof of title to the land (within the last month) which can normally be purchased from the Land Registry. Please note there are two parts to the proof of title: a Register and a Title Plan, both of which must be submitted;
- If the land is unregistered, the applicant must provide solicitors details and instruct them to provide an Epitome of Title to the LPA.

- 4.18 A payment for the LPA's reasonable costs of completing and checking the agreement will be necessary. The LPA will only charge for the actual time spent on this matter if the applicant follows the guidance. These legal fees are in addition to the statutory application fee and any contributions themselves. A separate payment for this fee should be submitted. This may be increased if the matter is particularly complex.
- 4.19 The LPA will require a payment towards the LPA's legal costs of completing and checking the UU. Current fees can be found on the respective LPA's website.

#### Schemes for 10 or more dwellings

- 4.20 In the case of larger or more complicated developments which include planning obligations beyond RAMS contributions, an appropriate route for securing contributions will be via a multi-party Section 106 Agreement.
- 4.21 Applicants must submit a Heads of Terms document for the Section 106 Agreement, identifying these requirements and specifying their agreement to enter into a planning obligation. Heads of Terms should be provided at the point of submission of the planning application.
- 4.22 Please contact Planning Officers at the relevant LPA at the earliest opportunity to discuss your application and the most appropriate method of paying your RAMS contribution.

## **5. Alternative to paying into the RAMS**

- 5.1 The 12 RAMS partner LPAs encourage mitigation to be secured via the strategic approach and prefer developer contributions to the RAMS. This approach will help to ensure planning applications are quicker and simpler to process and the adequate and timely delivery of effective mitigation at the Habitats sites. It is also likely to be more cost effective for applicants.
- 5.2 As an alternative, applicants may choose to conduct their own visitor surveys and provide information to support the LPA in preparing project level Habitats Regulations Assessment (HRA) Screening Reports (in order to ensure that they can demonstrate compliances with Regulation 63 of the Habitats Regulations) and secure the bespoke mitigation specified within. Where applicants choose to pursue this option, the LPA will need to consult Natural England on the effectiveness of the mitigation proposed.

## 6. Monitoring of this SPD

- 6.1 To monitor the effectiveness of the RAMS and this SPD, a strategic monitoring process is in place and will be managed by a dedicated RAMS delivery officer in liaison with each LPA's own monitoring officers.
- 6.2 Monitoring will be undertaken annually and a report will be provided to each LPA to inform their individual Authority Monitoring Report (AMR). As competent authorities under the Habitats Regulations, the delivery of the Essex Coast RAMS is the responsibility of each partner LPA needing it to ensure their Local Plan is sound and legally compliant.
- 6.3 A representative from each of the partner LPAs, together forming 'The RAMS Steering Group', shall work with the RAMS Delivery Officer to establish a monitoring process, which will include SMART targets<sup>8</sup> to effectively gauge progress. The work of the Steering Group will be overseen by the Essex Planning Officers Association Chief Officers Group (the Project Board). The Essex Coastal Forum which comprises Officers and Members from partner LPAs, will also discuss the Essex Coast RAMS at their meetings.
- 6.4 To ensure the monitoring process is fit for purpose, various monitoring activities will be undertaken at different times and at an appropriate frequency. The monitoring process will be used to inform future reviews of the RAMS and the SPD and details of the proposed monitoring framework are to be agreed on appointment of the delivery officer.
- 6.5 In addition to the monitoring of specific indicators, the progress of other relevant plans will be considered where they may require the consideration of a change to the RAMS or this SPD. At the time of writing, this includes the emerging South East Marine Plan, the East Inshore Marine Plan and the East Offshore Marine Plan. Once approved these plans will become part of the Development Plan for the relevant LPAs.

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<sup>8</sup> Targets that are Specific, Measurable, Attainable, Relevant and Timely (SMART)

## 7. Consultation

- 7.1 A draft SPD was published for consultation between **Friday 10<sup>th</sup> January to Friday 21<sup>st</sup> February 2020** in accordance with the planning consultation requirements of each LPA.
- 7.2 Following the close of the consultation all comments were considered and a 'You Said We Did' Consultation Report published which outlined a response to each comment and suggested several amendments to this SPD. Where amendments were deemed necessary as a result of any comments, this SPD has factored them in prior to adoption by each LPA.

## 8. Useful Links

- Essex Coast Bird Aware - <https://essexcoast.birdaware.org/home>
- Basildon Borough Council (planning and environment) - <https://www.basildon.gov.uk/article/4622/Planning-and-environment>
- Braintree District Council (planning and building) - [https://www.braintree.gov.uk/homepage/22/planning\\_and\\_building](https://www.braintree.gov.uk/homepage/22/planning_and_building)
- Brentwood Borough Council (planning and building control) - <http://www.brentwood.gov.uk/index.php?cid=531>
- Castle Point Borough Council (planning) - <https://www.castlepoint.gov.uk/planning>
- Chelmsford City Council (planning and building control) - <https://www.chelmsford.gov.uk/planning-and-building-control/>
- Colchester Borough Council (planning, building control and local land charges) - <https://www.colchester.gov.uk/planning/>
- Maldon District Council (planning and building control) - [https://www.maldon.gov.uk/info/20045/planning\\_and\\_building\\_control](https://www.maldon.gov.uk/info/20045/planning_and_building_control)
- Rochford District Council (planning and building) - <https://www.rochford.gov.uk/planning-and-building>
- Southend Borough Council (planning and building) - [https://www.southend.gov.uk/info/200128/planning\\_and\\_building](https://www.southend.gov.uk/info/200128/planning_and_building)
- Tendring District Council (planning) - <https://www.tendringdc.gov.uk/planning>
- Thurrock Borough Council (planning and growth) - <https://www.thurrock.gov.uk/planning-and-growth>
- Uttlesford District Council (planning and building control) - <https://www.uttlesford.gov.uk/article/4831/Planning-and-building-control>
- Natural England - <https://www.gov.uk/government/organisations/natural-england>
- MAGIC (Map) - <https://magic.defra.gov.uk/MagicMap.aspx>
- Planning Practice Guidance - <https://www.gov.uk/government/collections/planning-practice-guidance>



- The National Planning Policy Framework (NPPF) - <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Natural England - <https://www.gov.uk/government/organisations/natural-england>
- The Environment Agency - <https://www.gov.uk/government/organisations/environment-agency>

## Appendix 1: Strategic Mitigation

### Mitigation package costed for 2018-2038

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
Immediate - Year 1/2	Staff resources	Delivery officer		£45,000	19	£1,027,825	Salary costs include National Insurance (NI) and overheads* & 2% annual increments
		Equipment and uniform		(small ongoing cost)		£5,000	Bird Aware logo polo shirts, waterproof coats and rucksacks, plus binoculars for Rangers
	Year 2	1 ranger		£36,000	18	£770,843	Salary costs include NI and overheads* & 2% annual increments
	Year 2	1 ranger		£36,000	18	£770,843	Salary costs include NI and overheads* & 2% annual increments
		Staff training		£2,000	19	£38,000	£500 training for each staff member

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
		Partnership Executive Group		(LPA £1,000)	19	£0	This would need to be an 'in kind' contribution from the Local Planning Authority (LPA) as this is a statutory requirement of the competent authorities. NB This is over and above the requirement for S106 monitoring.
		Administration & audit		(LPA £1,000)	19	£0	As above.
	Access	Audit of Signage including interpretation	£1,000			£1,000	Undertaken by Delivery officer/rangers but small budget for travel.
		New interpretation Boards	£48,600			£48,600	£2,700 per board, based on Heritage Lottery Fund guidance. Approx. nine boards, one per Site. Cost allows for one replacement in the plan period.
	Monitoring	Levels of new development				£0	No cost as undertaken as part of LPA work in Development Management and S106 or Infrastructure officers.

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
		Recording implementation of mitigation and track locations and costs				£0	No cost as delivered as part of core work by delivery officer.
		Collation & mapping of key roosts and feeding areas outside the SPA	£10,000			£10,000	Initial dataset to be available to inform Rangers site visits.
		Visitor surveys at selected locations in summer (with questionnaires)	£15,000			£15,000	Focus on Dengie, Benfleet & Southend Marshes and Essex Estuaries saltmarsh; estimated cost £5,000/Habitats site. Liaise with Natural England & Essex County Council Public Rights of Way team regarding England Coast Path.
		Visitor numbers and recreational activities	£5,000 (£500 / Habitats site / year)			£5,000	Rangers, partner organisations, LPAs.
		Consented residential development within Zol.	£0 / Habitats site / year)			£0	S106 officers to Track financial contributions for each development for all LPAs; liaise with LPA contributions officers

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
	Communication	Website set up for Day 1				£0	Essex Coast Bird Aware webpage set up costs £3k to be covered by LPAs.
		Walks and talks to clubs and estuary user groups				£0	Covered by salary costs for Delivery officer
		Promotional materials				£5,000	Use Bird Aware education packs, stationery, dog bag dispensers, car stickers etc.
Short to Medium term	Dog related	Set up/expand Dog project in line with Suffolk Coast & Heaths AONB "I'm a good dog" and Southend Responsible Dog Owner Campaign	£15,000			£15,000	Use Bird Aware design for leaflets & website text, liaison with specialist consultants (Dog focussed), liaison with dog owners, dog clubs & trainers.
	Water sports zonation		£10,000			£10,000	Approx. costs only to be refined when opportunity arises.

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
Year 5	Staff resources	1 additional ranger		£36,000	13	£456,567	Salary costs include NI and overheads* & 2% annual increments.
		Staff to keep website & promotion on social media up to date		£1,000	19	£19,000	Update/refresh costs spread over the plan period and include dog and water borne recreation focussed pages on RAMS/Bird Aware Essex Coast website plus merchandise e.g. dog leads.
	Monitoring	Update visitor surveys at selected locations in summer (with questionnaires)	£45,000			£45,000	Estimated cost £5,000 / Habitats site/year for nine sites. Liaise with Natural England & Essex County Council Public Rights of Way team regarding England Coast Path and LPAs regarding budgets as some of the survey costs may be absorbed into the budget for the HRAs needed for Local Plans. This could reduce the amount of contributions secured via RAMS which could be used for alternative measures.

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
		Signage and interpretation	£13,500			£13,500	£13,500 allows for 3 sets of discs - 3 designs, £1,500 each; e.g. paw prints in traffic light colours to show where no dogs are allowed, dogs on lead and dogs welcome. This may link with a timetable e.g. Southend with dog ban 1 <sup>st</sup> May to 30 <sup>th</sup> September.
	Water based bailiffs to enforce byelaws	Set up Water Ranger	£50,000	£120,000	15	£2,029,342	Costs need to include jet ski(s), salary & on costs, training and maintenance plus byelaws costs. Priority is recommended for at least 1 Ranger to visit locations with breeding SPA birds e.g. Colne Estuary, Hamford Water and other locations e.g. Southend to prevent damage during the summer. Explore shared use at different times of year e.g. winter use at other Habitats sites, given increased recreation predicted.
		Additional River Ranger where needed		£120,000	15	£2,029,342	
	Codes of conduct	For water sports, bait digging, para motors/power hang gliders & kayakers	£5,000			£5,000	Use Bird Aware resources with small budget for printing. Talks to clubs and promotion covered by Delivery officer and rangers

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
	Habitat creation - Alternatives for birds project – and long term management	Work with landowners & EA to identify locations e.g. saltmarsh creation in key locations where it would provide benefits and work up projects	£500,000			£500,000	Approx. costs only to be refined when opportunity arises for identified locations in liaison with EA and landowners via Coastal Forum and Shoreline Management Plans.
	Ground nesting SPA bird project – fencing and surveillance costs - specifically for breeding Little Terns & Ringed Plovers	Work with landowners & partners to identify existing or new locations for fencing to protect breeding sites for Little Tern & Ringed Plover populations	£15,000			£15,000	Check with Royal Society for the Protection of Birds, Natural England & Essex Wildlife Trust when project is prioritised.
Longer term projects	Car park rationalisation	Work with landowners, Habitats site managers & partner organisations	£50,000			£50,000	Approx. costs only to be refined when opportunity arises

Priority	Theme	Measure	One off cost?	Annual cost	No. of years	Total cost for developer tariff calculations	Notes
	Monitoring	Birds monitoring for key roosts & breeding areas within and outside SPAs		£5,000	10	£50,000	Costs for trained volunteers; surveys every 2 years
		Vegetation monitoring		£5,000	4	£20,000	Costs for surveys every 5 years
Year 10, 15 & 20	Monitoring	Update visitor surveys at selected locations in summer (with questionnaires)	£45,000			£135,000	Estimated cost £5,000 / Habitats site. Liaise with Natural England & Essex County Council Public Rights of Way team regarding England Coast Path.
	Route diversions	Work with PROW on projects	£15,000			£15,000	Approx. costs only to be refined when opportunity arises.

\*Staffing costs and overheads have been based on similar projects to the RAMS and existing HRA Partnership Ranger provision elsewhere in the UK, including a review on travel time / mileage provided by Habitats Site managers.

**TOTAL MITIGATION PACKAGE COSTS**

**£8,104,862**

**+10% contingency**

**£810,486**

**TOTAL COST**

**£8,915,348**

## **Appendix 2: Essex Coast RAMS Guidelines for proposals for student accommodation**

### Introduction

A2.1 The Essex coast Recreational disturbance Avoidance and Mitigation Strategy (the “Essex coast RAMS”) aims to deliver the mitigation necessary to avoid significant adverse effects from in-combination impacts of residential development that is anticipated across Essex; thus, protecting the Habitats (European) sites on the Essex coast from adverse effects on site integrity. All new residential developments within the evidenced Zones of Influence where there is a net increase in dwelling numbers are included in the Essex Coast RAMS. The Essex Coast RAMS identifies a detailed programme of strategic mitigation measures which are to be funded by developer contributions from residential development schemes.

A2.2 This note includes guidance for proposals for student accommodation to help understand the contribution required. It has been agreed by the Essex Coast RAMS Steering Group. The purpose of this note is to ensure that a consistent approach is taken across Essex when dealing with proposals for student accommodation within the Zones of Influence of the Essex Coast RAMS.

### Student Accommodation

A2.3 In their letter to all Essex local planning authorities, dated 16 August 2018, Natural England included student accommodation as one of the development types that is covered by the Essex Coast RAMS.

A2.4 It would not be appropriate to expect the full RAMS tariff for each unit of student accommodation. This would not be a fair and proportionate contribution. Nevertheless, Natural England has advised that there needs to be a financial contribution towards the RAMS as there is likely to be a residual effect from student accommodation development even though it will only be people generated disturbance rather than dog related. Natural England has advised that the tariff could be on a proportionate basis. It may also be possible for the on-site green infrastructure provision to be proportionate to the level of impact likely to be generated by the student accommodation, particularly as one of the main reasons for having on site green infrastructure is to provide dog walking facilities, which wouldn't be needed for student accommodation. The general model for calculation, set out below, explains how to obtain a fair and proportionate contribution for student accommodation.

A2.5 In the first instance, 2.5 student accommodation units will be considered a unit of residential accommodation.

A2.6 Secondly, it is recognised that due to the characteristics of this kind of residential development, specifically the absence of car parking and the inability of those living in purpose built student accommodation to have pets, the level of disturbance created, and thus the increase in bird disturbance and associated bird mortality, will be less than for dwelling houses (use class C3 of the Use Classes Order a).

A2.7 Research from the Solent Disturbance Mitigation Project showed that 47% of activity which resulted in major flight events was specifically caused by dogs off a lead. As such, it is considered that level of impact from student accommodation would be half that of C3 housing and thus the scale of the mitigation package should also be half that of traditional housing.

*So, a scheme for 100 student accommodation units would be considered 40 units. 40 units would then be halved providing that future occupiers are prevented from owning a car and keeping a pet:*

$$100/2.5 = 40$$

$$40/2 = 20$$

$$20 \times \text{£}125.58^9 = \text{£}2,511.60$$

A2.8 Please note that the calculation outlined above is to be used as a guide. The level of contribution would also need to consider the proximity of the accommodation to the Habitats sites in question and the total number of units being built.

### Chelmsford City Council

A2.9 Proposals for student accommodation in Chelmsford will have a de minimis effect. Unlike Colchester and Southend, Chelmsford only has a small area of Habitats sites in the far south-eastern part of its administrative area. Purpose built student accommodation generally includes restrictions preventing students from owning a car or a pet. These restrictions will make it extremely unlikely that a student will visit a Habitats site, owing to the difficulty in accessing Essex coast Habitats sites from Chelmsford by public transport. Consequently, proposals for purpose-built student accommodation in Chelmsford will not lead to likely significant effects on Habitats sites from increased recreational disturbance. Therefore, for the avoidance of any doubt, the RAMS tariff does not apply to student accommodation in Chelmsford.

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<sup>9</sup> 2020/21 tariff



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# Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD)

## Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report – June 2020





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# 1. Introduction

## 1.1 The Purpose of this Report

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This Screening Report is an assessment of whether or not the contents of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (the 'RAMS') Supplementary Planning Document (SPD) require a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if a SPD is deemed to have a likely significant effect on the environment.

This report will also discuss whether the SPD requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2017. A HRA is required when it is deemed that likely significant effects may occur on protected Habitats (European) Sites (Natura 2000 sites) as a result of the implementation of a plan or project. Please note that this screening report takes account of the legal ruling *People over Wind, Peter Sweetman v Coillte Teoranta*.

This SEA/HRA screening report is based on the SPD which is being consulted upon and the report itself will be subject to statutory consultation.

## 1.2 The Essex Coast RAMS Planning Context

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### 1.2.1 The duties of Local Planning Authorities (LPAs)

LPAs have the duty, by virtue of being defined as 'competent authorities' under the Habitats Regulations, to ensure that planning application decisions comply with the Habitats Regulations. If the requirements of the Habitats Regulations are not met and impacts on Habitats sites are not mitigated, then development must not be permitted.

Where a Habitats site could be affected by a plan, such as a Local Plan, or any project, such as a new hospital/housing/retail development, then Habitats Regulations Assessment (HRA) screening must be undertaken. If this cannot rule out any possible likely significant effect either alone or in combination on the Habitats site prior to the implementation of mitigation, then an Appropriate Assessment (AA) must be undertaken. The AA identifies the interest features of the site (such as birds, plants or coastal habitats), how they could be harmed, assesses whether the proposed plan or project could have an adverse effect on the integrity of the Habitats site (either alone or in combination), and finally how this could be mitigated.

### 1.2.2 Growth in Essex and the need for strategic mitigation

The majority of the HRAs produced by Essex LPAs as part of the production of their respective Local or Strategic Plans identified that the level of planned housing growth may lead to disturbance of birds in coastal Habitats (European) sites within and beyond each individual LPA boundary.

The published Habitats Regulations Assessments (HRAs) for the 12 relevant LPAs within Essex



have identified recreational disturbance as an issue for all of the Essex coastal Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsars (wetland sites designated to be of international importance under the Ramsar Convention)<sup>1</sup>. These LPAs are:

The 12 LPAs which are partners in and responsible for the delivery of the RAMS are listed below:

- Basildon Borough Council
- Braintree District Council
- Brentwood Borough Council
- Castle Point Borough Council
- Chelmsford City Council
- Colchester Borough Council
- Maldon District Council
- Rochford District Council
- Southend Borough Council
- Tendring District Council
- Thurrock Borough Council
- Uttlesford District Council

Mitigation measures have been identified in the HRA (screening and/or Appropriate Assessments) for many of the above LPAs' Local Plans; either adopted or emerging. There are similarities in the mitigation measures proposed, reflecting the identification of 'in-combination' effects resulting from planned and un-planned growth across all of the LPA areas. In recognition of this, Natural England recommended a strategic approach to mitigation along the Essex coast.

Furthermore, each Habitats site or complex of sites in England has a Site Improvement Plan (SIP), developed by Natural England and recreational disturbance is identified as an issue for all ten of the Habitats sites considered in this strategy.

Mitigation measures are therefore necessary to avoid these likely significant effects in-combination with other plans and projects on the integrity of the Habitats sites. Mitigation at this scale, and across a number of LPAs, is best tackled strategically and through a partnership approach. This ensures maximum effectiveness of conservation outcomes and cost efficiency.

Some housing schemes, particularly those located close to a Habitats site boundary or large-scale developments, may need to provide mitigation measures to avoid likely significant effects from the development alone, in addition to the mitigation required in-combination and secured for delivery through the RAMS. This would need to be assessed and, where appropriate, mitigated through a separate project level Habitats Regulations Assessment (HRA) (including AA where necessary). The local planning authority, in consultation with Natural England, would advise on applicable cases.

Other housing schemes, particularly again those located close to a Habitat site boundary or large-scale developments, may need to provide mitigation measures to address site-specific impacts over and above the mitigation required through the RAMS. This would also be assessed and, where appropriate, mitigated through the project level Habitats Regulations Assessment (HRA). The local planning authority, in consultation with Natural England, would advise on these cases.

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<sup>1</sup> The Habitats Sites to which this SPD applies are: Essex Estuaries SAC; Stour and Orwell Estuaries SPA and Ramsar; Hamford Water SPA and Ramsar; Colne Estuary SPA and Ramsar; Blackwater Estuary SPA and Ramsar; Dengie SPA and Ramsar; Crouch and Roach Estuaries SPA and Ramsar; Foulness Estuary SPA and Ramsar; Benfleet and Southend Marshes SPA and Ramsar; and Thames Estuary and Marshes SPA and Ramsar.



## 1.2.3 Summaries of the RAMS and the SPD

### 1.2.3.1 The RAMS

The Essex coast RAMS aims to deliver the mitigation necessary to enable the conclusion of 'no adverse 'in-combination' effects' to be made of residential development that is anticipated across Essex; thus protecting the integrity of Habitats sites on the Essex coast. The RAMS identifies a detailed programme of strategic mitigation measures which would be funded by contributions from residential development schemes. This strategic approach has the following advantages:

- It is endorsed by Natural England and has been used to protect other Habitats sites across England;
- It is pragmatic: a simple and effective way of protecting and enhancing the internationally important wildlife of the Essex coast and will help to reduce the time taken to reach planning decisions;
- It provides an evidence based and fair mechanism to fund the mitigation measures required as a result of the planned residential growth; and
- It provides developers, agents and planning authorities with a comprehensive, consistent and efficient way to ensure that appropriate mitigation for residential schemes within the Zone of Influence is provided in an effective and timely manner.

The RAMS approach seeks to mitigate the additional recreational pressure in a way that ensures that those responsible for it pay to mitigate it at a level consistent with the level of potential harm. It also obeys the 'precautionary principle'. Existing visitor pressure at Habitats sites would be mitigated through alternative means and any pressure that would arise from different types of development would be addressed through the project-level HRA.

### 1.2.3.2 The SPD

The SPD applies to new residential dwellings that will be built in the Zone of Influence (Zol) of the Habitats sites. Residential development will need to include a mitigation package which would incorporate a contribution to the RAMS to mitigate the 'in-combination' effects. This is secured through a tariff for all developments where there is a net increase in dwelling numbers, regardless of size. This would include, for example, the conversion of existing large townhouses into smaller flats, or the change of use of other buildings to dwellings. It excludes replacement dwellings (where there is no net gain in dwelling numbers) and extensions to existing dwellings including residential annexes.

In order to arrive at a per dwelling contribution figure, the strategic mitigation package cost was divided by the total number of dwellings which will be built in the Zol over the Local Plan periods until 2038. This includes dwellings which have not received Full/Reserved matters consent. Any houses already consented in the Plan period are not included in this calculation. The SPD proposes that applicants secure this mitigation through a direct payment or a Section 106 agreement and the tariff per dwelling is £125.58 (as of 2020-21).

## 2. Legislative Background

### 2.1 Strategic Environmental Assessment (SEA)

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Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment states that,

*'Environmental assessment is an important tool for integrating environmental considerations into the preparation and adoption of certain plans and programmes which are likely to have significant effects on the environment.'*

*(10) All plans and programmes which are prepared for a number of sectors and which set a framework for future development consent of projects listed in Annexes I and II to Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment(7), and all plans and programmes which have been determined to require assessment pursuant to Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna(8), are likely to have significant effects on the environment, and should as a rule be made subject to systematic environmental assessment. When they determine the use of small areas at local level or are minor modifications to the above plans or programmes, they should be assessed only where Member States determine that they are likely to have significant effects on the environment.'*

*(11) Other plans and programmes which set the framework for future development consent of projects may not have significant effects on the environment in all cases and should be assessed only where Member States determine that they are likely to have such effects.'*

SEA incorporates the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC (the 'Strategic Environmental Assessment Directive') on the assessment of the effects of certain plans and programmes on the environment.

The SPD may influence frameworks for future development, or become ancillary to those plans and programmes that do set such a framework, and as such it has been determined that the principle of the SPD should be screened for the necessary application of the SEA Directive.

The Report from the Commission to The Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions states, on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC), that

*'the following P&P, and modifications to them, are covered when prepared and/or adopted by an authority[2] and required pursuant to legislative, regulatory or administrative provisions:*

- P&P prepared for certain sectors and which set the framework for future development consent in respect of projects under the Environmental Impact Assessment-EIA-Directive.*
- P&P requiring an assessment under the Habitats Directive (92/43/EEC).*
- P&P setting the framework for development consent in respect of projects (not limited to those listed in the EIA Directive; see above) and determined by "screening" as being likely to have significant environmental effects.'*



This report represents this screening process in regard to the content and influence of the SPD.

## 2.2 Habitats Regulations Assessment (HRA)

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Under the provisions of the EU Habitats Directive and translated into English law by the Habitats Regulations (*The Conservation of Habitats and Species (Amendment) Regulations 2017*), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any European Site (also referred to as Habitats Sites in the National Planning Policy Framework), in terms of impacting the site's conservation objectives. The assessment of effects is carried out through an "appropriate assessment (AA)".

HRA is a screening assessment of the impacts of a land use proposal against the conservation objectives of Habitats (European) sites, in order to identify whether effects are likely so as to require a full appropriate assessment. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site. European sites are also known as Natura 2000 sites. A brief explanation of Habitats sites is offered below.

Plans, including SPDs, should be screened for effects as set out above. The SPD and the RAMS have been developed in accordance with the findings and recommendations of numerous AAs undertaken by the 12 LPAs as the competent authorities. This report discusses the implications of the SPD in regard to the procedural need for HRA (screening).

## 3. SEA Screening

### 3.1 When is SEA Required?

SEA is a tool used at the *plan-making stage* to assess the likely effects of the plan when judged against reasonable alternatives.

SEA for an SPD alone can be required, but usually only in exceptional situations. This is usually only applicable to SPDs which themselves could cause significant environmental effects that have not been previously considered.

Planning Practice Guidance – Strategic environmental assessment and sustainability appraisal (Paragraph: 008 Reference ID: 11-008-20140306) states that,

*‘Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan.*

*A strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004), unless it is considered that there are likely to be significant environmental effects.’*

Articles 2 and 3 of the SEA Directive set out the circumstances in which an SEA is required. Table 1 sets out the assessment of whether the SPD will require a full SEA.

**Table 1: Exploring whether the Principle of the SPD would warrant SEA**

Q	Criteria	Response	Outcome	Commentary
1	Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through legislative procedure by Parliament or Government	Yes	Go to question 2	The SPD has been subject to preparation and/or adoption by a national, regional or local authority.
2	Is the Plan required by legislative, regulatory or administrative provision <sup>2</sup>	Yes	Go to question 3	The SPD would be considered as falling within the category of an ‘administrative provision’.

<sup>2</sup> Typical characteristics of "administrative provisions" are that they are publicly available, prepared in a formal way, probably involving consultation with interested parties. The administrative provision must have sufficient formality such



Q	Criteria	Response	Outcome	Commentary
		No	DOES NOT REQUIRE SEA	
3	Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?	Yes to both criteria	Go to question 5	The SPD has been prepared for town and country planning and contributes to wider frameworks for future development consent.
		No to either criteria	Go to question 4	
4	Will the Plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?	Yes	Go to question 5	The Plan's likely effect on sites and requirement for an assessment under Article 6 or 7 of the Habitats Directive is explored in Section 4 of this Report.
		No	Go to question 6	
5	Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan likely to require assessment under the Habitats Directive?	Yes to either criteria	Go to question 8	The SPD can be considered to affect the determination of the use of small areas at the local level commensurate to its status in determining planning applications in the 12 LPA areas.
		No to both criteria	Go to question 7	
6	Does the Plan set the framework for future development consent of projects (not just projects in the Annexes of the EIA Directive)?	Yes	Go to question 8	The SPD has been prepared for town and country planning and contributes to wider frameworks for future development consent.
		No	DOES NOT REQUIRE SEA	
7	Is the Plans sole purpose to serve national defence or civil emergency, OR is it a financial or budget Plan, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7	Yes to any criteria	DOES NOT REQUIRE SEA	The SPD does not serve a purpose related to national defence or civil emergency, a financial or budget Plan. The SPD is not co-financed by structural funds or EAGGF programmes 2000 to 2006/7.
		No to all criteria	REQUIRES SEA	
8		Yes	REQUIRES SEA	Likely significant effects are explored in more detail in

that it counts as a "provision" and it must also use language that plainly requires rather than just encourages a Plan to be prepared.

Q	Criteria	Response	Outcome	Commentary
	Is it likely to have a significant effect on the environment?	No	DOES NOT REQUIRE SEA	Section 3.2 of this Screening Report. The 'conclusions' section of the Report outlines whether the SPD requires SEA or not due to having a significant effect on the environment.

The following section looks at the identified effects of the SPD in line with the criteria for assessing effects as per Article 3(5) of Directive 2001/42/EC (the SEA Directive). Crucially, it will determine whether there are any likely significant effects on the environment.

## 3.2 Likely Significant Effects on the Environment resulting from the SPD

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The following assessment will consider the likelihood of the SPD (at the time of writing) to have significant effects on the environment. The table below will explore the likelihood of effects on the following required themes, as included within Annex I of the SEA Directive (2001/42/EC):

- Biodiversity;
- Population;
- Human health;
- Fauna;
- Flora;
- Soil;
- Water;
- Air;
- Climatic factors;
- Material assets;
- Cultural heritage including architectural and archaeological heritage;
- Landscape; and
- The interrelationship between the above factors.

**Table 2: Assessment of Likely Significant Effects on the Environment**

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
<p>The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>The purpose of the SPD focuses on the mitigation that is necessary to protect the wildlife of the Essex coast from the increased visitor pressure associated with new residential housing development in combination with other plans and project, and how this mitigation will be funded.</p> <p>The level of planned growth within the Zol is outlined in the 12 LPAs' Local Plans (adopted or emerging) within those plan periods. These Local Plans have all been subject to SA and HRA mandatorily, which explores the environmental effects of growth in LPA areas and the land-use allocations with those Plans.</p> <p>The degree to which the SPD sets a framework for projects is therefore relatively low; the SPD relates to the level of developer contributions being sought for strategic mitigation and how and when applicants should make contributions to provide the mitigation needed as a result of growth within the Zol across the 12 LPA areas.</p>
<p>The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.</p>	<p>Adopted and emerging Local Plans will set the requirements of development in the 12 LPA areas. The SPD provides greater detail and clarity on the level of developer contributions being sought for strategic mitigation and how and when applicants should make contributions, but is not a standalone document and must be read in conjunction with other Local Plan policies. The degree to which the SPD influences other programmes is therefore moderate.</p>
<p>The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>The primary aim of the SPD is to ensure that sustainable outcomes can be forthcoming in the form of the provision of strategic mitigation for recreational disturbance on Habitats sites related to the Essex coast.</p> <p>The RAMS provides developers, agents and planning authorities with a comprehensive, consistent and efficient way to ensure that appropriate mitigation for residential schemes within the Zol is provided in an effective and timely manner. The SPD provides greater detail and clarity on the level of developer contributions being sought for strategic mitigation and how and when applicants should make contributions. In short, the SPD sets out how each LPA will deliver the RAMS through the planning process. The SPD is therefore relevant to the integration of environmental considerations in particular with a view to promoting sustainable development.</p>
<p>Environmental problems relevant to the plan.</p>	<p>The SPD relates to a large area covering much of the 12 LPA areas across Essex and the content serves to address environmental issues. The policy content of adopted and emerging Local Plans will additionally apply to forthcoming development proposals which</p>

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>include numerous thematic policies related to environmental protection. All Local Plan policies have been subject to Sustainability Appraisal within the context of the preparation of Local Plans at the individual LPA level, as well as HRA/AA that also incorporates in-combination effects. This Screening Report focuses on those (direct / indirect) environmental problems or sources of potential problems relevant to the SPD specifically, as identified within HRA/AAs and the RAMS document:</p> <ul style="list-style-type: none"> <li>• Most of the Essex coast is designated under the UK Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') as part of the European Natura 2000 network a series of these sites across Europe.</li> <li>• The Essex coast also provides opportunities for recreation. Housing and consequent population growth in Essex is likely to increase the number of visitors to these sensitive coastal areas, creating the potential for impacts from increased recreational disturbance of the birds (both breeding and overwintering) and their habitats, unless adequately managed.</li> <li>• The 12 LPAs are aiming to deliver approximately 80,000 new homes in the next 20 years according to growth set out in current and emerging Local Plans. This will potentially result in around 190,000 new residents in this area between 2018 and 2038 (based on a 2.4 person per household average household occupancy).</li> <li>• Recreational pressure adds to the stresses of defending a territory, laying eggs and rearing chicks, and overwintering which means that SPA birds are often more vulnerable, and although effects are all-year-round, levels of public access to breeding areas can rise in the summer months.</li> <li>• The Habitats sites in Essex relevant to the RAMS (and SPD) are: <ul style="list-style-type: none"> <li>- Essex Estuaries SAC</li> <li>- Hamford Water SAC, SPA and Ramsar</li> <li>- Stour and Orwell Estuaries SPA and Ramsar</li> <li>- Colne Estuary SPA and Ramsar</li> <li>- Blackwater Estuary SPA and Ramsar</li> <li>- Dengie SPA and Ramsar</li> <li>- Crouch and Roach Estuaries SPA and Ramsar</li> <li>- Foulness Estuary SPA and Ramsar</li> <li>- Benfleet and Southend Marshes SPA and Ramsar</li> <li>- Thames Estuary and marshes SPA and Ramsar</li> </ul> </li> </ul>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<ul style="list-style-type: none"> <li>• Key breeding roosts are known on particular estuaries/shorelines and in specific locations where habitat and conditions enable territories to become established. Discussion with the Royal Society for the Protection of Birds (RSPB) on data available on key bird roost locations which are sensitive to disturbance has identified 20 key sites.</li> <li>• Walkers and dogs as well as other recreational activities can have a major impact on not just UK breeding birds but overwintering birds of far higher numbers during a vulnerable time when they are already at risk of cold and starvation.</li> <li>• Functionally Linked Land (FLL) also needs to be protected from disturbance e.g. key areas of farmland and grassland for Brent geese.</li> </ul> <p>The RAMS identifies the following potential for disturbance of birds (by increased visitor access), for each of the Habitats sites:</p> <p><u>Stour Estuary SPA &amp; Ramsar</u></p> <ul style="list-style-type: none"> <li>• Percentage of mudflat within 60m of the shore are mostly quite low, though WeBS<sup>3</sup> sector at Mistley relatively high suggesting shoreline access here has potential to affect a high proportion of open mud feeding areas.</li> <li>• Shoreline near Manningtree and Harwich has high levels of local housing suggesting access levels could be potentially high at access points creating hotspots for recreation.</li> <li>• There are paths all along southern shore but high path densities around the eastern and western ends, suggesting more current access around Harwich and Manningtree.</li> </ul> <p><u>Hamford Water SAC, SPA and Ramsar</u></p> <ul style="list-style-type: none"> <li>• Garnham Island and Horsey Island have highest average percentage values from WeBS for Hamford Water, suggesting these areas are particularly important.</li> <li>• Large and important gull colonies.</li> <li>• Breeding Little Tern and Ringed Plover at a range of beaches around the site.</li> <li>• Percentage of mudflat within 60m of the shore for WeBS sectors near Walton and Great Oakley relatively high, suggesting shoreline access in these areas has potential to affect a high proportion of open mud feeding areas.</li> <li>• Some of the shoreline near the south-east of the site is identified as having no access and also has some higher values for local housing, suggesting high numbers of local residents within 'visiting' range.</li> </ul>

<sup>3</sup> WeBs: 'Wetland Bird Survey'



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p><u>Colne Estuary SPA and Ramsar (including Essex Estuaries SAC)</u></p> <ul style="list-style-type: none"> <li>Percentage of mudflat within 60m of the shore values are moderate, suggesting a relatively high proportion of mudflat is close to shoreline areas.</li> <li>Western shoreline and to some extent northern parts with little or no paths (including large area owned by MOD).</li> <li>Development at Robinson Road will impact site.</li> </ul> <p><u>Dengie SPA and Ramsar</u></p> <ul style="list-style-type: none"> <li>All WeBS sectors with relatively high average percentages suggesting relatively high importance across site.</li> <li>Very little existing paths.</li> <li>No parking identified.</li> </ul> <p><u>Blackwater Estuary SPA and Ramsar</u></p> <ul style="list-style-type: none"> <li>Gull colony and breeding Ringed Plovers on Peewit Island</li> <li>Important concentration of breeding birds around Old Hall Marshes.</li> <li>Sectors near Maldon coast, Mayland and St Lawrence have relatively high percentages of mudflat within 60m of the shore, indicating access in these areas has potential to affect higher proportion of open mudflat.</li> <li>Weighted housing values are high around Maldon suggesting higher levels of access here.</li> <li>RSPB Old Hall Marshes shown to be particularly important from average WeBS values.</li> </ul> <p><u>Crouch and Roach Estuaries SPA and Ramsar</u></p> <ul style="list-style-type: none"> <li>Central part of site has highest average WeBS values.</li> <li>WeBS sectors around Wallasea have relatively high percentage of mudflat within 60m of the shore, indicating access in these areas has potential to affect higher proportion of open mudflat.</li> <li>High weighted housing values for South Woodham Ferrers, Hullbridge and around Burnham on Crouch, suggesting access levels higher in these areas.</li> <li>Some parts of north shore seem to have limited or little paths.</li> </ul> <p><u>Foulness SPA and Ramsar</u></p> <ul style="list-style-type: none"> <li>Central part of site has highest average WeBS values.</li> <li>WeBS sectors around Wallasea have relatively high percentage of mudflat within 60m of the shore, indicating</li> </ul>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>access in these areas has potential to affect higher proportion of open mudflat.</p> <ul style="list-style-type: none"> <li>• High weighted housing values for South Woodham Ferrers, Hullbridge and around Burnham on Crouch, suggesting access levels higher in these areas.</li> <li>• Path network variable, with some areas with high density of paths (suggesting good current access provision and use), particularly around the settlements and for much of shoreline continuous routes. Some parts of north shore seem to have limited or little paths</li> </ul> <p><u>Benfleet and Southend Marshes SPA and Ramsar</u></p> <ul style="list-style-type: none"> <li>• North side of Canvey Island has highest average WeBS values.</li> <li>• Very high path density around most of shoreline particularly at Southend which experiences over 7 million day visitors a year to its tourist facilities centred on the coast which displaces local residents.</li> <li>• Weighted housing values all high, particularly around north side of Canvey, suggesting these areas have high levels of current access.</li> <li>• Car-parking relatively evenly spread around shore</li> </ul> <p><u>Thames Estuary &amp; Marshes SPA and Ramsar</u></p> <ul style="list-style-type: none"> <li>• No variation in average WeBS values and all moderately high.</li> <li>• WeBS sector near Thurrock has high percentage of mudflat within 60m of the shore, suggesting little mudflat is away from shoreline areas.</li> <li>• Relatively low path density for whole area.</li> <li>• Limited parking.</li> </ul> <p>Other more general disturbance includes:</p> <ul style="list-style-type: none"> <li>• Motorbike, horseriding and fishing.</li> <li>• Community walk disturbance.</li> <li>• Unauthorised access.</li> <li>• Illegal off-roading.</li> <li>• Boat-landing.</li> <li>• Vehicles damaging saltmarsh.</li> <li>• Trampling of saltmarsh.</li> <li>• High access if Country Park location.</li> <li>• Access damaging important habitat.</li> </ul>



Criteria for determining the likely significance of effects (Annex II SEA Directive)		Likelihood and summary of significant effects
		<ul style="list-style-type: none"> <li>• Dog-walking.</li> </ul>
<p>The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).</p>		<p>The content of the SPD is not in conflict with those relevant planning documents within the wider district and county area related to waste management or water protection.</p>
<p>The probability, duration, frequency and reversibility of the effects on the following factors:</p>		<p>The following impacts have been identified within this Screening Assessment:</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Sustainability Theme</p>	<p>- Biodiversity</p>	<p>The RAMS and the SPD have been devised in order to ensure strategic mitigation required from recreational disturbance on Habitats sites is suitable and can be delivered. The need for mitigation has been identified from the HRA / AA work done for the 12 LPAs Local Plans, is reflective of growth numbers and this work has included the assessment of in-combination effects.</p> <p>It is important to acknowledge that the SPD and the RAMS are focused solely on recreational impacts on the Essex coast Habitats sites. Section 3.4 of the RAMS states that, <i>'the Essex Coast RAMS Strategy does not provide:</i></p> <ul style="list-style-type: none"> <li>• <i>A mechanism to deliver mitigation for recreational impacts from individual residential developments <u>alone</u>; this must be provided on/near the development site;</i></li> <li>• <i>A mechanism for measures necessary to avoid likely significant effects from non-recreational impacts e.g. air or water quality, identified through project level HRAs prepared for individual planning application;</i></li> <li>• <i>Any mitigation needed to reduce or avoid existing impacts from recreational or other activities identified by Natural England in the SIPs for each Habitats site along the Essex coast.'</i></li> </ul> <p>The SPD specifically has not been identified as having any effects on biodiversity, in so far as it responds to a need to provide a planning context to the RAMS in the form of a tariff per net increase of residential dwellings. The RAMS in itself exists to ensure no effects related to recreational disturbance are experienced on Habitats sites within Local Plan periods.</p>
	<p>- Population</p>	<p>Strategic mitigation in the forms espoused in the RAMS are unlikely to offer any wider benefits to new and existing communities, however negative effects can be expected to be avoided at the non-strategic</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	<p>level through localised recreation and open space provision to serve new development. The SPD in itself will not have any effects related to population as it provides a mechanism for which the RAMS can be implemented.</p>
<p>- Human health</p>	<p>Strategic mitigation in the forms espoused in the RAMS are unlikely to offer any wider benefits regarding human health, however negative effects can be expected to be neutralised at the non-strategic level through localised recreation and open space provision to serve new development. The SPD in itself will not have any effects related to human health as it provides a mechanism for which the RAMS can be implemented.</p>
<p>- Fauna</p>	<p>The primary aim of the RAMS is to seek strategic mitigation regarding recreational disturbance on Habitats sites emanating from increased growth in the 12 LPA areas. Habitats sites relate to SPAs and SACs, which are both designated for wild fauna, and also Ramsar sites which are wetlands of international importance and provide habitats for wild birds. Strategic mitigation as identified within the RAMS ensures that a significant step is being taken to protect fauna and ensure no likely significant effects will be experienced. The SPD in itself will not have any effects related to fauna as it provides a mechanism for which the RAMS can be implemented.</p>
<p>- Flora</p>	<p>The primary aim of the RAMS is to seek strategic mitigation regarding recreational disturbance on Habitats sites emanating from increased growth in the 12 LPA areas. Habitats sites relate to SACs, which are designated for wild fauna and flora, and also SPAs and Ramsar sites which are designated for wild birds and wetlands of international importance. Strategic mitigation as identified within the RAMS ensures that a significant step is being taken to protect flora (either directly or as habitats for fauna) and ensure no likely significant effects will be experienced. The SPD in itself will not have any effects related to flora as it provides a mechanism for which the RAMS can be implemented.</p>
<p>- Soil</p>	<p>The SPD in itself will not have any effects related to soil quality or the loss of the best and most versatile agricultural land as it provides a mechanism for which the RAMS can be implemented.</p>
<p>- Water</p>	<p>The RAMS is related to recreational disturbance only, and does not regard any mitigation that might be needed regarding water quality that may have a significant effect on Habitats sites as a result of development within the ZoI.</p> <p>All development within the ZoI will still be required to undergo the process of project-level HRA to determine other effects (such as</p>



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
- Air	<p>regarding water quality) on Habitats sites. These effects are outside the scope of the RAMS and the SPD. The SPD in itself will not have any effects related to water as it provides a mechanism for which the RAMS can be implemented.</p> <p>The RAMS is related to recreational disturbance only, and does not regard any mitigation that might be needed regarding air quality that may have a significant effect on Habitats sites as a result of development within the Zol.</p> <p>All development within Zols will still be required to undergo the process of project-level HRA to determine other effects (such as regarding air quality) on Habitats sites. These effects are outside the scope of the RAMS and the SPD. The SPD in itself will not have any effects related to air quality as it provides a mechanism for which the RAMS can be implemented.</p>
- Climatic factors	<p>The SPD in itself will not have any effects related to climatic factors as it only relates to a mechanism for which the RAMS can be implemented.</p>
- Material assets <sup>4</sup>	<p>The RAMS is not considered to have any negative implications regarding material assets, as there is no identified need for any built development as a result of the mitigation proposals (water recreation restrictions, access restrictions and new 'Ranger' provision in key locations). The SPD in itself will not have any effects related to material assets as it only relates to a mechanism for which the RAMS can be implemented.</p>
- Cultural heritage	<p>The RAMS is not considered to have any negative implications regarding cultural heritage, as there is no identified need for any built development as a result of the mitigation proposals (water recreation restrictions, access restrictions and new 'Ranger' provision in key locations). The SPD in itself will not have any effects related to cultural heritage as it only relates to a mechanism for which the RAMS can be implemented.</p>
- Landscape	<p>The RAMS is not considered to have any negative implications regarding landscape, as there is no identified need for any built development as a result of the mitigation proposals (water recreation restrictions, access restrictions and new 'Ranger' provision in key locations). The SPD in itself will not have any effects related to</p>

<sup>4</sup> Examples of 'material assets' include: *built assets* such as infrastructure and housing; and *natural assets* such as minerals, watercourses supporting natural drainage and flood prevention processes, forestry and woodland.



Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	landscape as it only relates to a mechanism for which the RAMS can be implemented.
The cumulative nature of the effects against the (above) Sustainability Themes.	In line with the above considerations that explore the possible individual effects of the Plan's content, no significant cumulative effects are considered to be likely to warrant the requirement for the application of the SEA Directive and the formulation of a SEA Environmental Report.
The trans-boundary nature of the effects.	Relevant to the scope of the RAMS and SPD regarding recreational impacts on Habitats sites, the nature of strategic mitigation responds directly to addressing possible trans-boundary effects, as identified in the Local Plan AAs of the 12 LPAs. Regarding other environmental considerations, as addressed above, no significant trans-boundary effects are considered to be likely to warrant the requirement for the application of the SEA Directive and the formulation of a SEA Environmental Report.
The risks to human health or the environment (e.g. due to accidents).	There is limited risk to human health or the environment as a result of the RAMS mitigation proposals which are unlikely to give rise to any accidents that can be considered to have a significant risk to human health or the environment. The SPD in itself will not have any effects related to accidents as it only relates to a mechanism for which the RAMS can be implemented.
The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).	The RAMS relates to a large area however seeks positive outcomes on Habitats sites as a result of planned growth. The SPD in itself will not have any effects related to any environmental themes as outlined above as it only relates to a mechanism for which the RAMS can be implemented. As such, no significant effects are identified within this Screening Report.
The value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> <li>• special natural characteristics or cultural heritage</li> <li>• exceeded environmental quality standards</li> <li>• intensive land use</li> </ul>	As highlighted above in the screening of the SPD per sustainability theme, the SPD has been assessed as having no potential for significant effects that would warrant further assessment through SEA.
The effects on areas or landscapes which have a recognised national,	The RAMS is not considered to have any negative implications regarding landscape, as there is no identified need for any built development as a result of the mitigation proposals (water recreation



<b>Criteria for determining the likely significance of effects (Annex II SEA Directive)</b>	<b>Likelihood and summary of significant effects</b>
community or international protection status.	restrictions, access restrictions and new 'Ranger' provision in key locations). The SPD in itself will not have any effects related to landscape as it only relates to a mechanism for which the RAMS can be implemented.



## 4. HRA Screening

### 4.1 Introduction

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Under the provisions of the EU Habitats Directive and translated into English law by the Habitats Regulations (The Conservation of Habitats and Species (Amendment) Regulations 2017), a competent authority must carry out an assessment of whether a *plan or project* will significantly affect the integrity of any European Site, in terms of impacting the site's conservation objectives.

Habitats Regulations Assessment (HRA) as required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017. Regulation 63 states that,

63.—(1) A competent authority, before deciding to undertake, or give any consent, permission or other authorisation for, a plan or project which—

*(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and*

*(b) is not directly connected with or necessary to the management of that site,*

*must make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives.*

HRA is the first stage of the process and involves a screening assessment of the impacts of a land use proposal against the conservation objectives of Habitats (European) sites to establish whether likely significant effects would arise. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site. Habitats (European) sites are also known as Natura 2000 sites and are made up of Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites.

#### 4.1.1 Explanation of SPAs, SACs and Ramsar sites

##### **Special Protection Areas (SPAs)**

SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within EU countries. Example: Stour and Orwell Estuaries is internationally important for wintering waterfowl. *Legislation: EU Birds Directive.*

##### **Special Areas of Conservation (SACs)**

SACs are areas designated to protect habitat types that are in danger of disappearance, have a small natural range, or are highly characteristic of the region; and to protect species that are endangered, vulnerable, rare, or endemic. Example: Essex Estuaries SAC has Atlantic salt meadows, mudflats and sandflats. *Legislation: EU Habitats Directive.*

##### **Wetlands of International Importance (Ramsar Sites)**



Ramsar Sites are designated to protect the biological and physical features of wetlands, especially for waterfowl habitats. For example, Colne Estuary (Mid-Essex Coast Phase 2) Ramsar site is important due to the extent and diversity of saltmarsh and the site supports 12 species of nationally scarce plants and at least 38 Red Data Book invertebrate species. Ramsar sites often overlap with SACs and SPAs and UK planning policy determines that they should be accorded the same importance when developments are proposed. *Legislation: Ramsar Convention (1971) – Wetlands of International Importance.*

## 4.2 Consideration of whether the SPD requires HRA Screening

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The SPD focuses on the mitigation that is necessary to enable the conclusion of no adverse effect on the integrity of the Habitats sites on the Essex coast arising from recreational disturbance, and how this mitigation will be funded. It accompanies the strategic approach to mitigation which is set out in the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (the 'RAMS'). The RAMS provides a mechanism for Local Planning Authorities (LPAs) to comply with their responsibilities to protect habitats and species in accordance with the UK Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations').

The published Habitats Regulations Assessments (HRAs) for the relevant emerging Local Plans have identified recreational disturbance as an issue for all of the Essex coastal SPAs, SACs and Ramsar sites. Mitigation measures have been identified in the HRAs (screening and/or Appropriate Assessments) for many of the Local Plans. There are similarities in the mitigation measures proposed, reflecting the identification of 'in-combination' effects resulting from planned and un-planned growth in LPA areas. In recognition of this, Natural England recommended a strategic approach to mitigation along the Essex coast.

It is important to note that the role of the SPD is to provide a framework to assist the implementation of the RAMS and in turn allow the recommendations of the HRA/AAs to be incorporated into Local Plans and ensure their soundness. Neither the RAMS nor the SPD allocates land for development; the RAMS' proposed mitigation options regard water recreation restrictions and restricted access to the coast in some locations, as well as the provision of new Rangers. In consideration of this, and of themselves, the RAMS and the SPD can not have any negative effects.

It is further important to acknowledge that the RAMS and SPD will not take the place of the duties of the Essex Authorities under the Habitats Regulations and Habitats Directive. In particular, it will not replace screening or appropriate assessment which will still be required of new development proposals within the Zol. Some housing schemes, particularly those located close to a Habitats site boundary or large-scale developments may need to provide mitigation measures to avoid likely significant effects from the development alone, in addition to the mitigation required in-combination and secured for delivery through the RAMS. This would need to be assessed and, where appropriate, mitigated through a separate project-level HRA (including AA where necessary). The LPAs, in consultation with Natural England, would advise on applicable cases.

The RAMS and SPD do not relate to other effects on Habitats sites, such as land take by development, impacts on protected species outside the protected sites, and water quantity and quality. Instead, the scope of the RAMS and SPD:

- a) establish an in-principle decision that certain types of development within the Zol of the Essex Coast RAMS will be likely to have a significant effect on the Habitats sites within



scope,

- b) establish that without mitigation those types of development will give rise to recreational pressure which will adversely affect the integrity of the Habitats Site/s in question,
- c) provide for a strategy which will provide for the mitigation measures necessary to prevent those impacts, and
- d) set out a tariff regime which will apportion the costs of those measures according to the amount of development proposed.

As a result, and in consideration of its emergence in ensuring that HRA outcomes and AA recommendations are forthcoming, the screening of the SPD in regards to HRA is not considered to be needed.



## 5. Conclusions

### 5.1 Strategic Environmental Assessment (SEA) Screening

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The SPD has been prepared for town and country planning purposes. Planning Practice Guidance – Strategic environmental assessment and sustainability appraisal (Paragraph: 008 Reference ID: 11-008-20140306) states that,

*‘Supplementary planning documents do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the Local Plan.*

*A strategic environmental assessment is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004), unless it is considered that there are likely to be significant environmental effects.’*

This Screening Report determines that there would be no significant effects on the environment resulting from the SPD. The SPD is solely focused on strategic mitigation as espoused in the RAMS, and sets out a tariff regime which will apportion the costs of those measures according to the amount of development proposed. No development is proposed in either the RAMS or the SPD that could give rise to environmental effects.

The SPD can therefore be **screened out** for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

### 5.2 Habitats Regulations Assessment (HRA)

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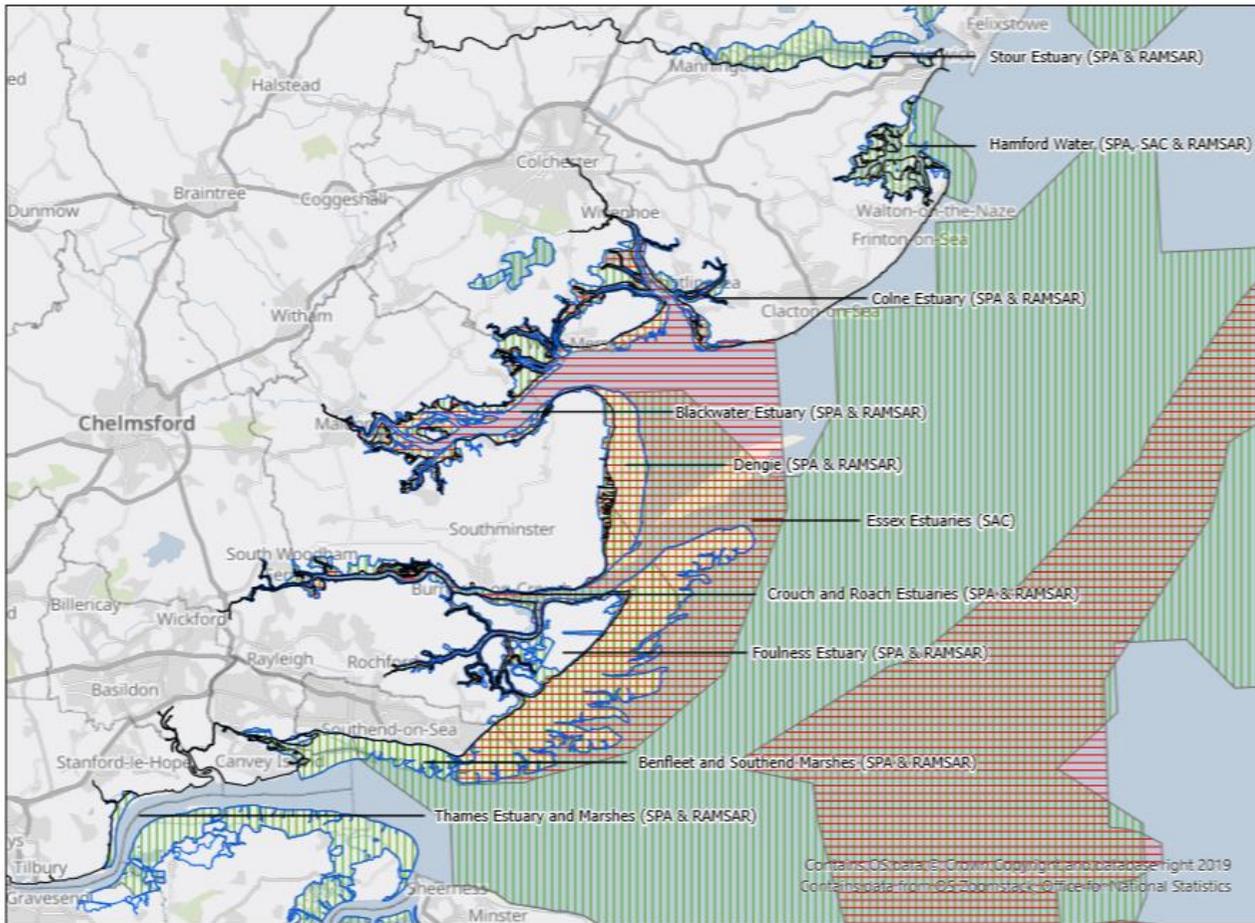
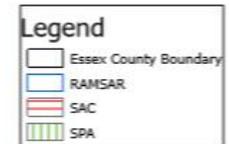
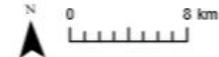
The role of the draft SPD is to provide a framework to assist the implementation of the RAMS and in turn allow the recommendations of the HRA/AAs to be incorporated into Local Plans and ensure their soundness. Neither the RAMS nor the SPD allocates land for development; the RAMS’ proposed mitigation options regard water recreation restrictions and restricted access to the coast in some locations, as well as the provision of new Rangers. In consideration of this, and of themselves, the RAMS and the SPD can not have any negative effects.

The requirement for the SPD to undertake further assessment under the Habitats Regulations 2017 is therefore not considered necessary and as a result can be **screened out**.



# Appendix 1: Habitats (European) sites covered by the RAMS

## Habitats (European) sites covered by the Essex Coast RAMS



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Contains data from OS, Ordnance Survey, Office for National Statistics



## Appendix 3: Consultation Comments

### A3.1 Consultation with Statutory Consultees

A five-week consultation on a draft version of the Essex Coast RAMS SPD SEA / HRA Screening Report was undertaken with the statutory consultees of the Environment Agency, Historic England and Natural England in October – November 2019, as required by the SEA regulations.

The comments from this consultation, and the actions undertaken in response within this Screening Report, are outlined in the following table.

**Table 3: Consultation comments from the statutory consultees and resulting actions**

Consultee	Comments	Actions
Environment Agency	There is reference to recreational activities having impact on breeding birds in SPAs but nothing on impacts to overwintering birds. Research on the Stour and Orwell estuaries SPA and elsewhere in the UK has shown that walkers and dogs as well as other recreational activities can have a major impact on not just UK breeding birds but overwintering birds of far higher numbers during a vulnerable time when they are already at risk of cold and starvation. If proposed mitigation gives the impression that the breeding season is the main risk time this could unwittingly cause a relaxation in attitude during the winter when there is 'nothing there out in the middle of nowhere on the mud' and letting dogs run free (a major problem close to mudflats in winter) and other recreational activities could actually make the problem worse at this critical time. In this case any ill-informed and incomplete mitigation could perversely exacerbate the situation and cause a significant effect on the over wintering waders and wildfowl.	The mitigation package of the RAMS includes provisions for overwintering birds. This was erroneously not included within this SEA / HRA Screening Report and has been inserted as an 'environmental problem relevant to the plan' in Table 2 of this report. This Screening Report focuses on the SPD itself, which predominantly sets out the funding mechanism to pay for the mitigation of the RAMS. As such, the SPD screens out the need for the full application of SEA. The RAMS itself has been derived from the AAs of multiple LPAs in producing their Local Plans, and all-year-round effects regarding recreational impacts are covered in that document.
	The document includes an appraisal of WEBS counts along existing paths on SPAs & SACs and discussion of vulnerable areas of disturbance from existing paths but by the time the	The mitigation package (the RAMS), states that, 'The Essex Coast RAMS Strategy does not provide Mitigation for the England Coast Path (ECP). This is a Natural England project, which aims to



Consultee	Comments	Actions
	<p>residents have moved into these new houses in the ZOI there will be a wider network of public paths near the shore with the new England Coast Path. This appears to be an obvious omission that has not been considered and will need to be assessed during the mitigation planning.</p>	<p>create a new National Trail around the entirety of England’s coast. For each section of the ECP, Natural England undertakes an “Access and Sensitive Features Appraisal” (ASFA) which contains a bespoke HRA to mitigate for the effects of the Coast Path.’ The ECP can therefore be expected to mitigate its own effects, per stretch, and it is not reasonable for the Essex Coast RAMS (and SPD) to seek the mitigation of effects not relevant to Local Plan growth in the 12 LPA areas.</p>
<p>Natural England</p>	<p>As agreed with the Steering Group, Natural England’s comments on this SEA / HRA Screening Report will follow in due course as part of the wider consultation on the SPD itself.</p>	
<p>Historic England</p>	<p>Did not respond.</p>	<p>N/A</p>





## Place Services

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June 2020



## CHELMSFORD CITY COUNCIL ADOPTION STATEMENT

### Notice of the adoption of the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy Supplementary Planning Document

in accordance with

#### The Planning and Compulsory Purchase Act 2004 (as amended)

#### The Town and Country Planning Act (Local Planning) (England) Regulations 2012 (as amended)

Notice is hereby given that (in accordance with above-mentioned legislation) Chelmsford City Council formally adopted the Essex Coastal Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Supplementary Planning Document (SPD) on (*insert date*).

The RAMS SPD focuses on the mitigation that is necessary to protect the wildlife of the Essex coast from the increased visitor pressure associated with new residential development in combination with other plans and projects, and how this mitigation will be funded. The RAMS SPD sets out the guidance to be followed in the determination of planning applications and formalises the arrangements for securing the developer contributions for new qualifying residential development.

The draft RAMS SPD was published for public consultation between 10 January 2020 and 21 February 2020 in accordance with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). A number of modifications have been made to the RAMS SPD in response to the consultation and to ensure that the adopted SPD is up to date. The modifications include:

- A glossary and list of acronyms and a description of what they mean is now included at the beginning of the SPD;
- A clearer description of how overheads and other costs have been identified within the RAMS mitigation package;
- The first paragraph of the SPD will be amended to state 'birds and their habitats' rather than 'Wildlife' to make it clearer from the outset as to what type of wildlife the RAMS and the SPD is primarily seeking to protect;
- More recognition of the South East Marine Plan and the East Inshore and East Offshore Marine Plans which, when adopted, will become part of the statutory Development Plan for the relevant Councils
- An amendment to include reference to fishing / bait digging to paragraph 2.2 is proposed;
- Reference to the 'Outer Thames Estuary SPA' rather than the 'Thames Estuary SPA' is proposed;
- Previous maps replaced with higher resolution images;
- Additional clarification within Paragraph 3.7 making the SPD more explicit regarding proposals for single dwellings being subject to the RAMS tariff;

- More explanation of requirements of development proposals in regard to statutory HRA procedures and on-site mitigation, and that the specific effects the RAMS will mitigate in accordance with Regulation 122 of the CIL Regulations;
- More justification for the inclusion of C2 Residential Institutions and C2A Secure Residential Institutions as being liable for tariff payments;
- Inclusion of the National Planning Policy Framework (NPPF) within the 'useful links' section;
- Clarification that non-residential proposals are exempt from the tariff;
- Amendments to the map in Appendix 2 of the Essex Coast RAMS SPD SEA/HRA Screening Report be amended to reflect the Outer Thames SPA designation;
- Clarification on the requirements for project-level Habitat Regulations Assessment (HRA) and Appropriate Assessment (AA) of development proposals which will explore the hierarchy of avoidance and mitigation, and that the SPD is relevant to 'in-combination' recreational effects only;
- Clear explanation that the intention of Essex Coast RAMS mitigation is to enable the conclusion of no adverse effect on the integrity of the international designated sites;
- Removal, from the relevant map in the SPD and RAMS Strategy, all areas of Suffolk from the Zone of Influence;
- Clearer explanation of the relationship between the effects of a population increase resulting from net new dwelling increases;
- Clarification that ways of paying the tariff contributions varies between partner Councils;
- Reference to the governance arrangements for the RAMS including the Project Board and Essex Coastal Forum;
- Clarification that the RAMS monitoring framework will be agreed on appointment of the project Delivery Officer; and
- Clarification the RAMS tariff does not apply to student accommodation in Chelmsford.

More details on the modification made to the SPD can be found in the 'You Said, We Did' Feedback Report available at [www.chelmsford.gov.uk/\(insert link\)](http://www.chelmsford.gov.uk/(insert link))

Any person with sufficient interest in the decision to adopt the RAMS SPD may apply to the High Court for permission to apply for judicial review of that decision.

**Any such application to the High Court must be made not later than 3 months after the date of which the RAMS SPD was adopted (i.e. 3 months from (*insert date*) – being the day after adoption).**

In accordance with Regulation 14 of the 2012 Regulations the RAMS SPD and this Adoption Statement have been made available to view on the Council's website at [www.chelmsford.gov.uk/\(insert link\)](http://www.chelmsford.gov.uk/(insert link)). Paper copies will be made available as soon as practicable once the following locations are re-opened. Please note that some of the following locations are currently closed, in line with the latest government advice regarding Coronavirus, and normal opening hours of these locations may be subject to change once they reopen. You are advised to check the weblinks below to see the latest status regarding opening hours.

- Chelmsford City Council Customer Service Centre, Civic Centre, Duke Street, Chelmsford, CM1 1JE. Open Monday to Friday 10am to 4pm (Please note that on the last Wednesday of each month, we open at 10am to allow for training. We are closed on bank holidays). For latest opening restrictions please visit <https://www.chelmsford.gov.uk/coronavirus/>
- Paper copies are also available at the following libraries (for latest opening restrictions please visit <https://libraries.essex.gov.uk/>):

Broomfield Library, 180 Main Road	13.00-17.00 Mon & Thurs; 09:00-13:00 Wed & Sat
Chelmsford Library, County Hall, Market Road	09.00-18.30 Mon to Fri; 09.00-17.30 Sat; 13.00-16.00 Sun
Danbury Library, Main Road	13.00-17.00 Wed & Fri; 09.00-13.00 Thurs & Sat
Galleywood Library, Watchouse Road	13.00-17.00 Tues & Fri; 09.00-13.00 Thurs & Sat
Great Baddow Library, 27 High Street	09.00-17.30 Mon, Weds, Thurs & Sat
North Melbourne Library, Dickens Place, Copperfield Road	09.00-17.00 Tues, Fri & Sat
South Woodham Ferrers Library, Trinity Square	09.00-19.00 Tues; 09.00-13.00 Weds; 09.00-18.00 Thurs & Fri; 09.00-17.00 Sat
Springfield Library, St Augustine's Way	10:00-16:00 Mon, Tues, Thurs, Fri and Sat
Stock Library, Swan Lane	14.00-18.00 Tues; 09.00-12.00 and 14.00-18.00 Thurs; 09.00-12.00 Sat
Writtle Library, 45 The Green	09.00-17.00 Mon & Tues; 09.00-13.00 Weds & Sat; 13.00-17.00 Thurs; 09.00-17.00 Fri
Billericay Library, 143 High Street	09:00-17:00 Mon to Sat
Braintree Library, Fairfield Road	09:00-17:00 Mon to Sat
Hatfield Peverel Library, The Street	13:00-17:00 Tues & Thurs; 09:00-13:00 Weds & Sat
Ingatestone Library, High Street	13:00-17:00 Mon & Thurs; 09:00-13:00 Weds & Sat
Wickford Library, Market Road	09:00-17:00 Mon to Sat
A copy will also be available in the mobile library vehicle that covers Chelmsford City Area	

Note: Opening hours at Springfield and Writtle Library are dependent on availability of volunteers.

Paper copies are available to purchase on request.

A copy of this Adoption Statement will be sent to all parties who have asked to be notified of the adoption of the RAMS SPD.

For further information please refer to the Council's website: [www.chelmsford.gov.uk/\(insert link\)](http://www.chelmsford.gov.uk/(insert link)) or contact Spatial Planning Services by telephoning 01245 606330 or by e-mailing [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)

**David Green**  
**Director of Sustainable Communities**  
*(insert date)*



## Chelmsford City Council Cabinet

8 September 2020

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### S106 Spending Plan

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Report by: Cabinet Member for Sustainable Development

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Officer Contact: Stuart Graham, Economic Development and Implementation Services Manager

Email [Stuart.graham@chelmsford.gov.uk](mailto:Stuart.graham@chelmsford.gov.uk) Telephone 01245 606364

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#### Purpose

To endorse a proposed spending plan for S106 planning contributions currently held by the City Council.

#### Options

- a) Endorse the S106 Spending Plan as presented
- b) Endorse the S106 Spending Plan with amendments
- c) Not endorse the S106 Spending Plan

#### Preferred option and reasons

Option (a) Endorse the S106 Spending Plan as presented to enable the City Council to spend the held balances within the timeframes specified by the S106 agreements

#### Recommendations

That Cabinet recommends the S106 Spending Plan is referred on to Full Council for approval and that the following delegations are approved:

1. The Director of Financial Services, in consultation with the Cabinet Member for Fairer Chelmsford, is authorised to allocate and spend the approved S106 contributions for Affordable Housing as shown in Appendix 1 and detailed in paragraph 3 of this report against the housing projects approved at Council in February 2020 and the Chelmer Waterside scheme.
  2. The Director of Public Places, in consultation with the Cabinet Member for Greener and Safer Chelmsford, is authorised to spend the approved S106 contributions for Open Spaces and Strategic Sports Provision, as detailed in Appendix 2.
  3. The Director of Sustainable Communities, in consultation with the Cabinet Member for Sustainable Development, is authorised to allocate the approved S106 contributions for Public Realm, as shown in Appendix 3 towards the Tindal Square Improvement Scheme and that any future public realm contributions collected are also allocated towards this scheme as detailed in paragraph 5 of this report.
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## 1. Background

- 1.1. For a number of years Chelmsford City Council has collected S106 contributions from developments across its administrative area, linked to the Planning Contributions Supplementary Planning document which was adopted in 2008. Although this policy framework has been superseded by the new Local Plan and the adoption of the Community Infrastructure Levy (CIL), a number of S106 contributions are still collected and held by the City Council.
- 1.2. With the advent of the Community Infrastructure Levy, adopted in 2014, the number of new developments that generate direct financial contributions via S106 has reduced significantly. However, the City Council is currently in receipt of funding that needs to be planned for in line with the S106 to which it is linked.
- 1.3. The Government is currently consulting on changes to S106/CIL as part of the wider planning reforms contained within the Planning White Paper published in early August. The Council will be commenting on these as part of its consultation response due to be considered at Chelmsford Policy Board in October. Until any new legislation and transitional arrangements come into force, the existing S106/CIL arrangements prevail.
- 1.4. This report therefore sets out a Spending Plan for 2020 onwards for S106 funding currently held.
- 1.5. In determining the spend of S106 funding the following key principles have been borne in mind:
  - The S106 specifies what the funding can be spent on
  - In many cases, the S106 funding must be spent in specific locations and on specific projects

- Any expenditure in relation to the funding is, in the majority of cases, time limited, and if not spent by that date must be returned to the developer
- 1.6. A separate process is in place to allocate CIL receipts.
- 1.7. Appendix 6 details spend of S106 since the last Spending Plan was reported to Cabinet in April 2017.

## 2. Summary of current S106 balances

- 2.1. The current balances held by the City Council are summarised in the table below. This is based on information as at April 2020 and the Spending Plan deals with these held balances only.

<b>S106 Purpose</b>	<b>Amount (£)</b>
Affordable Housing	5,685,000
Open Spaces and Strategic Sports Provision	2,309,000
<i>Local open space</i>	<i>121,000</i>
<i>Strategic open space</i>	<i>493,000</i>
<i>Strategic sports and recreation</i>	<i>1,695,000</i>
Public Realm	685,000
Public Art	35,000
Strategic Transport	62,000
<i>Widford Park &amp; Ride</i>	<i>6,000</i>
<i>Chelmer Valley Park &amp; Ride</i>	<i>14,000</i>
<i>Army &amp; Navy</i>	<i>20,000</i>
<i>Chelmsford Railway Station</i>	<i>22,000</i>
Local Highways	63,000
Education	761,000
Healthcare	577,000
Habitat Regulations Mitigation including Essex Wide	36,000
<b>TOTAL</b>	<b>10,213,000</b>

*All amounts are rounded to the nearest £000*

- 2.2. A proposed S106 Spending Plan is set out below, by each of the purposes identified in the table.
- 2.3. Appended to the report are detailed project allocations where it is necessary for a contribution type, which consider the restrictions of the S106 agreements.
- 2.4. The preparation of the S106 Spending Plan has been facilitated through internal and external engagement. Externally this has included Essex County Council and NHS England.

### 3. Affordable Housing

Current balance: £5,685,000

- 3.1. Appendix 1 shows the affordable housing allocations.
- 3.2. The majority of affordable housing provision is provided on site through the planning process and secured via direct provision in S106 agreements. With some developments, S106 contributions are provided to the Council in lieu of direct provision.
- 3.3. The current affordable housing balances have sufficient flexibility within the S106s to be used for a range of affordable housing projects.
- 3.4. Almost £4.1m of the current balance has been generated by the Runwell Hospital (Luke's Park) development and is proposed to be allocated towards infrastructure at Chelmer Waterside to maximise housing delivery.
- 3.5. A number of Housing Initiative schemes were approved at Council in February 2020 and it is proposed that the remaining S106 contributions, £1.233m, shown in Appendix 1 are wherever possible used as funding against these schemes.
- 3.6. A contribution of £360k is being paid in instalments by Marden Homes in relation to the Channels development, however this is being collected specifically for use towards the Drakes Farm gypsy and traveller site. It has therefore not been included in the appended table of affordable housing allocations.

### 4. Open Spaces and Strategic Sports Provision

Current balance: £2,309,000

- 4.1. Appendix 2 shows the open spaces and strategic sports allocations.
- 4.2. The allocations take into account the purposes specified in the relevant S106 agreements, which in most cases are prescriptive.
- 4.3. Of the total, £34,423.93 must be transferred to the parish councils under the terms of the S106 and the City Council holds onto these contributions until the parish council has identified a suitable project. The sum is reflected in Appendix 2.
- 4.4. The Spending Plan in Appendix 2 lists a range of 28 projects for improvements and investments across the City's parks, green spaces and strategic sports facilities.
- 4.5. Ongoing revenue costs in relation to the projects set out in the Plan can be met from within existing budgets.

### 5. Public Realm

Current balance: £685,000

- 5.1. Appendix 3 shows the public realm allocations.
- 5.2. The Plan proposes that where the S106 agreement allows, contributions collected for public realm purposes are allocated to Tindal Square for which a preferred scheme option was agreed by Cabinet in June 2020.

## 6. Public Art

Current balance: £35,000

- 6.1. Appendix 4 shows the public art allocations.
- 6.2. The majority of the public art sum was collected from the Marconi development and is to be used in connection with the reuse of the water tower within the development site.

## 7. Strategic Transport and Local Highways

Strategic Transport current balance: £62,000

Local Highways current balance: £63,000

- 7.1. There are some small contributions held for a number of strategic transport projects which will be used as schemes come forward. No projects have yet been identified requiring the use of these contributions.
- 7.2. The local highways balance has been collected for the provision of local transportation schemes to be delivered by Essex County Council and will be transferred to them once appropriate schemes have been identified that link to the purpose set out in the S106 agreements. This follows the previous process agreed between the City Council and Essex County Council.

## 8. Education

Current balance: £761,000

- 8.1. The current education balance is from a single contribution in relation to the development at Hospital Approach and is due to be passed to Essex County Council to support the delivery of Beaulieu Secondary School which was forward funded by Essex County Council.

## 9. Healthcare

Current balance: £577,000

- 9.1. Appendix 5 shows the healthcare allocations.
- 9.2. A number of contributions have been collected to support improvements to health care provision. In preparing this Spending Plan, officers have consulted with NHS England regarding the balances held for primary care purposes. NHS England have allocated the amounts according to their priorities in line with the purposes of the S106 agreement.
- 9.3. In 2017, Cabinet approved the allocation of £145k to the refurbishment of Sutherland Lodge GP surgery as a priority identified by NHS England. The money has not yet been requested so CCC still hold it. As the sum has previously been committed to the project it is not shown in the current balance. The refurbishment is still planned to go ahead but the business case has not yet been received. A further £61k is now identified for it, as shown in Appendix 5.

## 10. Habitat Regulations Mitigation including Essex Wide

Current balance: £36,000

- 10.1. Chelmsford City Council (CCC) is one of twelve partner local authorities who are working together, along with Natural England, to implement the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).
- 10.2. The RAMS seeks to avoid and mitigate recreational disturbance on European designated sites along the Essex Coast, from an increasing residential population arising from new housebuilding throughout the County.
- 10.3. It enables a housebuilder to make a monetary 'developer contribution' towards the delivery of strategic mitigation measures to help address recreational pressures that would otherwise occur. CCC has been collecting developer contributions on all new qualifying residential developments since November 2018.
- 10.4. The RAMS includes a table of avoidance and mitigation measures and projects that will be funded through the developer contributions. This includes a Project Delivery Officer and Rangers, providing education and information, installing signage and interpretation boards, new habitat creation and project monitoring.

## 11. Conclusion

- 11.1. The Spending Plan sets out the proposed spend of the £10.2m currently held by the City Council within the Infrastructure Fund. It allocates funding to a range of projects that will be delivered by the City Council and partner organisations.
- 11.2. The Spending Plan has been prepared having regard to the purposes set out in the S106 agreements and matching these to City Council and partner organisation priorities.

### List of appendices (all sums rounded to nearest £000):

Appendix 1 – Affordable Housing

Appendix 2 – Open Spaces and Strategic Sports Provision

Appendix 3 – Public Realm

Appendix 4 – Public Art

Appendix 5 – Healthcare

Appendix 6 - S106 project spending 2017 - 2020

### Background papers:

Planning Contributions SPD, 2008

Relevant S106 agreements

### Corporate Implications

Legal/Constitutional: The spend of the S106 contributions needs to accord with the defined purpose set out in the S106 agreement and regard has been had to this in preparing the Spending Plan.

Financial: The S106 contributions are in the majority of cases time limited and if not spent by a specified date must be returned to the developer. If this occurs the opportunity to improve facilities and infrastructure will be lost.

Potential impact on climate change and the environment: The RAMS S106 contributions and the associated projects are linked to improvements to the natural environment which will have a positive impact on climate change and the environment.

Contribution toward achieving a net zero carbon position by 2030: Investment in cycling, walking and public transport projects contributes to sustainable transport measures and an alternative mode of transport to the car.

Personnel: None

Risk Management: None

Equality and Diversity: None

Health and Safety: None

Digital: None

Other: None

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### Consultees:

CCC Directors; Essex County Council; NHS England

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### Relevant Policies and Strategies:

LDF 2001-2021; Planning Contributions Supplementary Planning Document

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Appendix 1: Affordable Housing

<b>PROJECT</b>	<b>AMOUNT (£)</b>
Purchase of land, either for or in support of housing development targeting the delivery of affordable housing.	522,000
Refurbishment, extension or development of existing emergency housing provision.	107,000
Infrastructure at Chelmer Waterside to maximise housing delivery (to potentially include the new access road and bridge, land decontamination and gas main diversions).	4,092,000
Development of Council led affordable and emergency housing provision. The Council are developing schemes at various sites on land owned by this Council.	604,000
<b>TOTAL</b>	<b>5,325,000</b>

Appendix 2: Open Spaces and Strategic Sports Provision

	<b>PROJECT</b>	<b>WARD</b>	<b>AMOUNT (£)</b>
1	Andrews Park pathway and access improvements to pavilion/ tennis courts	Patching Hall	4,000
2	Avon Road equipped play	St Andrews	59,000
3	Baddow Hall Park equipped play	Great Baddow East	1,000
4	Beaulieu Park improvements to existing pitches	Chelmer Village and Beaulieu Park	4,000
5	Beaulieu Park new sports facility	Chelmer Village and Beaulieu Park	585,000
6	Central Park skateboard area surfacing	Moulsham and Central	300
7	Central Park/Bell Meadow footpath/cycleway surfacing improvements	Moulsham and Central	1,000
8	Chancellor Park pitch improvements	Chelmer Village and Beaulieu Park	2,000
9	Chelmer Park sports facility improvements	Galleywood	2,000
10	Chelmer Valley nature reserve	The Lawns and Patching Hall	2,000
11	Churchill Rise equipped play	Springfield North	1,000
12	Compass Gardens drainage improvements	Chetwood and Collingwood	1,000
13	Compass Gardens equipped play	Chetwood and Collingwood	300
14	Compass Gardens overflow car park	Chetwood and Collingwood	1,000
15	Coronation Park coaching	Trinity	1,000
16	Coronation Park equipped play	Trinity	4,000
17	Coronation Park landscaping	Trinity	2,000
18	Fifth Avenue equipped play	Patching Hall	9,000

## Agenda Item 7.4

19	Hylands volunteer scheme	Writtle	4,000
20	John Shennan playing field table tennis	Moulsham Lodge	2,000
21	Lionmede Park recreational improvements	Trinity	2,000
22	Melbourne Park outdoor sports facilities	St Andrews	2,000
23	Noakes Park environmental improvements	Great Baddow East	3,000
24	Oaklands Park multi-sport	Moulsham and Central	200
25	Strategic Sports Provision - Runwell Sports and Social Club	Rettendon and Runwell	1,579,000
26	Saltcoats Park/Compass Gardens sports facility improvements	Chetwood and Collingwood	1,000
27	Springfield Hall Park pitch improvements	The Lawns	1,000
28	Tower Gardens sports pitch improvements	St Andrews and Marconi	300
To be transferred to the following parish councils:			
	Parish council control - Boreham		2,000
	Parish council control - East Hanningfield		1,000
	Parish council control - Great Baddow		1,000
	Parish council control - Great Leighs		6,000
	Parish council control - Great Waltham		300
	Parish council control - Pleshey		2,000
	Parish council control - Rettendon		7,000
	Parish council control - Runwell		1,000
	Parish council control - Sandon		2,000
	Parish council control - Springfield		8,000
	Parish council control - Stock		1,000
	Parish council control - SWF		3,000
	<b>TOTAL</b>		<b>2,309,000</b>

### Appendix 3: Public Realm

PROJECT	AMOUNT (£)
Tindal Square	680,000
West End (no project currently identified)	5,000
<b>TOTAL</b>	<b>685,000</b>

### Appendix 4: Public Art

PROJECT	AMOUNT (£)
Re-use of Marconi water tower	34,000
No project identified	1,000
<b>TOTAL</b>	<b>35,000</b>

## Appendix 5: Healthcare

<b>PROJECT</b>	<b>AMOUNT (£)</b>
Increased capacity for the Chelmer Partnership - Melbourne Surgery, Humber Road Surgery and Tennyson House Surgery.	28,000
Increased capacity for the Little Waltham Surgery.	68,400
Sutherland Lodge Surgery refurbishment.	61,000
Chelmer Village Surgery refurbishment to increase capacity and available services.	81,000
Beaulieu Park Health Centre and improvements to increase capacity at Chelmer Village Surgery and North Chelmsford Health Centre (Sainsburys, White Hart Lane).	322,000
No project identified.	16,000
<b>TOTAL</b>	<b>577,000</b>

## Appendix 6: S106 Spend by Purpose 2017-2020

	2017/18 (£)	2018/19 (£)	2019/20 (£)	Total
<b>Affordable Housing:</b>				
Modular Units Scheme	780,000			<b>780,000</b>
<b>Local/Strategic Open Space and Sports:</b>				
Central Park Footpath	7,000	83,000		<b>90,000</b>
Marconi Pond		6,000		<b>6,000</b>
Bell Meadow Bridge		91,000	43,000	<b>134,000</b>
Sky Blue Pasture Play Equipment			19,000	<b>19,000</b>
Central Park Signs			3,000	<b>3,000</b>
Avon Road Allotments	2,000	9,000		<b>11,000</b>
Chelmer Park Artificial Pitch	220,000			<b>220,000</b>
Play Equipment Nelson Grove	96,000			<b>96,000</b>
Play Equipment Central Park		133,000		<b>133,000</b>
Play Equipment Andrews Park			65,000	<b>65,000</b>
Play Equipment Copperfield			100,000	<b>100,000</b>
Outdoor Gym Chelmer Park	30,000			<b>30,000</b>
Outdoor Gym Compass Gardens	32,000			<b>32,000</b>
Outdoor Gym Central Park		33,000		<b>33,000</b>
Oaklands Museum HLF Park Improvements		8,000	20,000	<b>28,000</b>
Hylands Pleasure Garden Pond			23,000	<b>23,000</b>
Beaulieu Park School (Indoor Sports Facility)		338,000	973,000	<b>1,311,000</b>
Riverside Ice and Leisure Development		339,000		<b>339,000</b>
<b>Public Realm and Public Art:</b>				
Half Moon Square	130,000	8,000		<b>138,000</b>
Wayfinding Phase 1	4,000			<b>4,000</b>
Bell Meadow	320,000	97,000		<b>417,000</b>
Public Art Mill Yard		29,000	37,000	<b>66,000</b>
Public Art Bond Street (design)			4,000	<b>4,000</b>
Public Art Channels (design)			6,000	<b>6,000</b>
Mill Yard, Chelmsford Rail Station		897,000	-229,000	<b>668,000</b>
S106 Stonebridge Lighting (design)			1,000	<b>1,000</b>
S106 River Can Pathway Lighting (design)			2,000	<b>2,000</b>
<b>RAMS:</b>				
Habitat Regulations Mitigation			3,000	<b>3,000</b>
<b>Strategic Transport:</b>				
Beaulieu Park Station S106	376,000	863,000	930,000	<b>2,169,000</b>
<b>TOTAL SPEND ACROSS ALL PURPOSES</b>				
	<b>1,997,000</b>	<b>2,934,000</b>	<b>2,000,000</b>	<b>6,931,000</b>

<b>Local Highways Spend (transferred to ECC):</b>	<b>2017/18 (£)</b>	<b>2018/19 (£)</b>	<b>2019/20 (£)</b>	<b>Total</b>
Albermarle Link Cycleway			303,000	<b>303,000</b>
Arnhem Road Passenger Transport (PT) Improvements		4,000		<b>4,000</b>
Beehive Lane/Firecrest Junction Improvements		3,000	17,000	<b>20,000</b>
Boreham to City Centre Cycle Route	33,000			<b>33,000</b>
Broomfield Road Zebra Upgrade	22,000			<b>22,000</b>
Chelmer Village Way Toucan	205,000			<b>205,000</b>
Chelmer Valley Way Clearway Order	27,000			<b>27,000</b>
Chelmer Village Retail Park Access	86,000	86,000		<b>172,000</b>
Church Road W Hanningfield Bus Shelter			12,000	<b>12,000</b>
Danbury Village Flags & Poles		2,000		<b>2,000</b>
Danbury Village PT Improvements	18,000			<b>18,000</b>
Ferrers Road Cycleway			13,000	<b>13,000</b>
Ford End Traffic Improvements		4,000		<b>4,000</b>
Galleywood PT Improvements		2,000	20,000	<b>22,000</b>
Great Baddow to City Centre Cycleway			10,000	<b>10,000</b>
Great Leighs Real Time Passenger Information (RTPI)	31,000			<b>31,000</b>
Gt Leighs Bypass Clearway Order	10,000			<b>10,000</b>
Great Waltham to City Centre Cycleway			19,000	<b>19,000</b>
Hylands School Bus Shelter		8,000		<b>8,000</b>
Inchbonnie Road Vicinity PT Improvements		23,000		<b>23,000</b>
Lawn Lane RTPI	16,000			<b>16,000</b>
Maldon Road PT Improvements		3,000		<b>3,000</b>
Manor Farm Shop Bus Shelter	20,000			<b>20,000</b>
Melbourne PT Improvements	12,000			<b>12,000</b>
Mill Lane Traffic Calming	8,000			<b>8,000</b>
New Street to City Centre Cycleway	110,000			<b>110,000</b>
North Ave Pedestrian Crossing Facility		36,000		<b>36,000</b>
Rainsford Road Pedestrian Island Improvements		16,000		<b>16,000</b>
Roxwell Village Parking Restrictions		1,000		<b>1,000</b>
Runwell Road PT Improvements (design)		2,000	5,000	<b>7,000</b>
Sandford Road PT Works			8,000	<b>8,000</b>
Southend Road PT Improvements		2,000		<b>2,000</b>
Springfield Lyons PT Improvements	11,000			<b>11,000</b>
Springfield Road Toucan	391,000			<b>391,000</b>
Travis Perkins PT Works Vos		24,000		<b>24,000</b>
Waterhouse Lane PT Improvements			14,000	<b>14,000</b>
Waterhouse Lane PT Improvements		7,000		<b>7,000</b>
Wood Street Zebra Crossing	9,500	18,000	45,000	<b>72,500</b>
<b>TOTAL</b>	<b>1,009,500</b>	<b>241,000</b>	<b>466,000</b>	<b>1,716,500</b>

<b>Education (transferred to ECC):</b>	<b>2017/18 (£)</b>	<b>2018/19 (£)</b>	<b>2019/20 (£)</b>	<b>Total</b>
Beaulieu Park First New Primary School	1,426,000	2,863,000	1,043,000	<b>5,332,000</b>
Beaulieu Park New Secondary School	1,197,000	1,836,000	912,000	<b>3,945,000</b>
Boreham Primary School - new workspaces			68,000	<b>68,000</b>
Broomfield Primary School - expansion (1.5 to 2 fe)			463,000	<b>463,000</b>
Chelmsford College High Needs			369,000	<b>369,000</b>
Early Years & Childcare Chelmsford Charge Outer		8,000		<b>8,000</b>
Early Years & Childcare Chelmsford Charge Urban		39,000	38,000	<b>77,000</b>
Early Years & Childcare Chelmsford North West		159,000		<b>159,000</b>
Early Years & Childcare Chelmsford S106 Urban		23,000		<b>23,000</b>
Early Years & Childcare Beaulieu Primary School		100,000	326,000	<b>426,000</b>
Moulsham High School 8 to 10fe expansion		1,400,000	7,000	<b>1,407,000</b>
Moulsham Infant & Juniors expansion		1,000		<b>1,000</b>
Runwell Hospital (St Luke's) - New Primary 1fe			2,000	<b>2,000</b>
<b>TOTAL</b>	<b>2,623,000</b>	<b>6,429,000</b>	<b>3,228,000</b>	<b>12,280,000</b>