

Have your say

A new plan
for around 4,000 new homes north
of Chelmsford has been published
for your views.

What is the North Chelmsford Area Action Plan?

Major change is planned for north Chelmsford with an opportunity to create new neighbourhoods for the town.

The North Chelmsford Area Action Plan shows where development to the north of Chelmsford will be located and how it relates to existing areas.



New homes

The Plan proposes development areas for 4,000 new homes. These would be provided in:

- North East Chelmsford—extending the existing built up area in Springfield northwards, by a minimum of 3,200 homes creating a place with an entirely new character.
- North West Chelmsford—adding to existing neighbourhoods in North Melbourne and Broomfield by up to 800 new homes. This would be planned as sensitive additions in keeping with existing character.
- Chelmsford north-east bypass
- New railway station
- Rapid bus routes
- New Park and Ride site
- Open space
- New sewer route with increased capacity

- New secondary school
- Up to three new primary schools
- Cycling and walking routes
- Multi-use indoor sports and community centre
- Local recycling and processing
- Local energy production

New schools

New housing areas will need new schools. The Plan allows for new primary schools and a secondary school in NE Chelmsford, close to new housing and sharing space with other services such as libraries and community facilities; and a relocated school at Broomfield.


This summary leaflet only highlights the key points of the Plan. The full plan is much more detailed with maps showing locations for development and infrastructure, and other options that were considered.


You can view the full plan now at www.chelmsford.gov.uk/ldf, or we can send you a copy on CD. A copy can also be viewed at Civic Centre reception desks, libraries in the Borough, and South Woodham Ferrers Community Information Centre.


What the NCAAP proposes


The map shows all the main proposals for new development. Detailed plans and explanation can be found in the Plan.

The boxes before each description relate to the colours on the map.


 This shows the boundary of the area covered by the Plan.

 Chelmsford Urban Area—the boundary shows the extent of development to the north of Chelmsford.

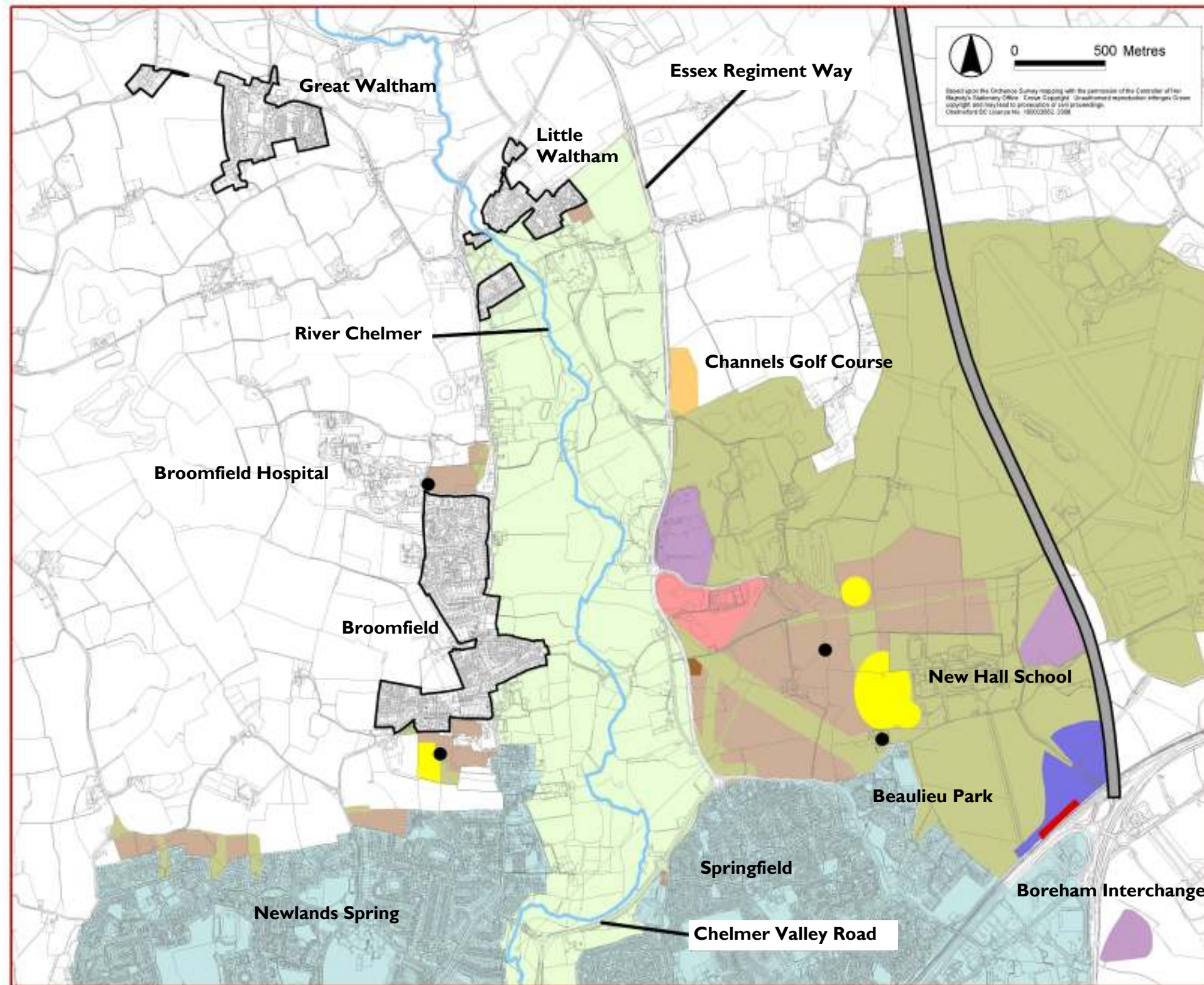
 Defined Settlement Areas—the boundary shows the built-up parts of the villages in the countryside.


 Proposed areas for mainly residential development—proposals are:


- Land north of Springfield for a minimum of 4,000 homes. New development would integrate with the existing areas of White Hart Lane and Beaulieu Park, to create a strong community served by good local facilities and excellent modern transport systems;
- Dispersed development of up to 800 homes in four locations in NW Chelmsford—north of Copperfield Road, at Essex Avenue/Patching Hall Lane, around Broomfield Place and Broomfield School, and between Hospital Approach and Woodhouse Lane.


 Potential Gypsy and Traveller site—good access to existing and proposed facilities for up to 10 pitches.


This map shows the key areas for new development and environmental protection in North Chelmsford





 Potential locations for schools—relocation of Broomfield Primary School to create a new community focus; new primary and secondary school to serve the new development at NE Chelmsford.


 Open space, recreation and landscape setting—the Plan sets an area where the landscape will be protected from development.


 Green wedge—the Upper Chelmer River Valley will be protected and enhanced, through limitations on development and improvements to walking and cycling access.


 Potential local centres—new neighbourhoods will be served by local centres representing the heart of the community, with easy access and a range of activities such as workplaces, local shop, health, social and educational facilities.


 Line of A130 North east Chelmsford Bypass—this route alignment was proposed by Essex County Council in 2006 and will include rebuilding of the Boreham Interchange. The bypass will influence the extent of development and will influence points of access to the new neighbourhoods.

 Potential Park and Ride site—for use by drivers travelling southbound into Chelmsford. High quality bus priority routes would ensure quick access to the town centre.

 Employment-led development is proposed at Essex Regiment Way, land east of New Hall and land east of Boreham Interchange.

 Leisure and recreation-led development is planned for an area south of Belsteads Farm Lane. Uses could include indoor and outdoor sports facilities to serve the new NE neighbourhood.

 Employment and residential-led development is planned for an area around the proposed new railway station. This would include high-specification office premises, some housing, shops and restaurants, and rail/bus interchange.

 New railway station with good bus and cycle access, car parking, and pedestrian bridge to Drovers Way.

How we have got to this point

The Borough Council's strategy for future development was adopted by the Council in February 2008. This sets out the overall development needs in the borough until 2021, and established the broad locations for new neighbourhoods in NE and NW Chelmsford.

This was followed by early public consultation and ongoing meetings with key partner organisations, and the findings have been fed into the draft North Chelmsford Area Action Plan.

Now it's time to have YOUR say

The Plan sets out proposals for this growth in housing and employment, along with everything that new residents will need including roads, new railway station, park and ride, schools, shops, green space and community facilities.

We want to know whether we have chosen the right options for where new development should go, and whether we have anticipated all the supporting infrastructure that the new neighbourhoods will need to thrive.

Everyone is encouraged to take an active interest in the proposals and make their comments. All the feedback will be analysed and the plan will be amended to reflect the comments, before being submitted to an independent inspector for approval.

You can have your say by filling in our special questionnaire, but to make sure you are fully informed please read the full Plan document first.

The Plan and supporting documents can be viewed:

- on our website
- Civic Centre Planning Reception
- South Woodham Ferrers Community Information Centre
- Libraries in the borough

Making your comments online will help us to capture your views in the most efficient way, and the link to our simple questionnaire is available on the website.

Events

As this leaflet went to print, a number of exhibitions and information sessions were being arranged for late January and early February.

Council officers will be on hand to explain the Plan in more detail, and large versions of some of the maps will be displayed.

For details of these events please visit the website, and check back regularly for further updates.

www.chelmsford.gov.uk/ldf

**Comments must be received by 4.45pm
on 16 February 2009**

Contact us

For more information, or for copies of the Plan and supporting documents please contact us as follows. Documents can be supplied on CD, or if you don't have computer access a limited number of paper copies are available.

✉ Planning Policy Manager,
Chelmsford Borough Council,
Civic Centre,
Duke Street,
Chelmsford, CMI IJE

📧 ldf@chelmsford.gov.uk

☎ 01245 606330

Fax 01245 606642

Website www.chelmsford.gov.uk/ldf

This publication is available in alternative formats including Braille, large print, audio tape and other languages.

Please call 01245 606330. Minicom 01245 606444.