

Chelmsford Local Plan – Sites Status Schedule

This schedule sets out the Local Plan allocated sites listed by Growth Area. Information includes ownership, area (in hectares), estimated amount of development, density, and current planning status.

It also includes information from the Housing Site Schedule (EB 063a), including the reference number (first column) and the amount of development estimated within the first five years (final column).

Density figures are estimated, and will be further informed by detailed masterplanning which will take account of topography, utilities, open space, land for SuDS etc.

For the purposes of this schedule, the terms Existing Commitments and Opportunity Sites are retained, but these may change to Strategic Growth Sites or Growth Sites as appropriate, on adoption of the Local Plan.

This information has been provided in response to a request from the Inspector carrying out the Local Plan Independent Examination hearing sessions. This provides a factual update on each site's planning status, and comments are not invited.

GROWTH AREA 1 – CENTRAL AND URBAN CHELMSFORD

Location 1 – Strategic Growth Sites

Ref	Name	Ownership	Area (ha)	Units	dph	Status	First 5 years
SGS1a	Chelmer Waterside:						
CW1a (275)	Former Gas Works	CCC	3.29	250	76	CCC purchased part of land in April 2018; in the process of purchasing the remainder. Two gas holders (decommissioned 2009) and structures currently being dismantled by National Grid. Part of the iron frame is being retained for re-use, building recording to be undertaken and on-site interpretation panel provided, under 17/01595/FUL.	0
CW1b (306)	Peninsula	Private	4.01	420	105	Permission granted for 421 residential units and non-residential use, access, landscaping, parking, open space under 16/01630/FUL.	421

Ref	Name	Ownership	Area (ha)	Units	dph	Status	First 5 years
CW1c (303)	Lockside	CCC/Private	2.25	130	58	CCC owns the majority of the site, actively seeking to acquire a remaining small amount. Informal planning guidance prepared in 2017.	100
CW1d (276)	Baddow Road Car Park & land to the east	CCC	1.15	190	165	Currently surface car parking, and undeveloped land to the east. Informal planning guidance prepared in 2015. Property purchase completed to enable access road and facilitate new bridge; bridge funded by HIF grant and Peninsula developer.	0
CW1e (277)	Travis Perkins, Navigation Road, Chelmsford	Private	0.88	75	85	CCC wrote to land owners in 2016. Currently in use as timber yard. Part of site (0.4ha) released and developed for 48 apartments (Dec 2013).	0
CW1f (278)	Navigation Road Sites, Chelmsford	Private	0.42	35	83	CCC wrote to land owners in 2016. Private car park and underused buildings; regeneration opportunity for gateway site.	0
SGS1b	Essex Police HQ and Sports Ground, New Court Road, Chelmsford	Private	4.7	250	54	Main modification proposed to remove site from Local Plan.	0
SGS1c (279)	Gloucester Avenue (John Shennan)	CCC	6.49	200	30	Masterplanning work initiated in autumn 2018. Potential for specialist elderly housing on part of the site. CCC and ECC have signed an MOU (attached to Hearing Statement EX0018).	0
SGS1d (280)	Former St Peter's College, Fox Crescent	Essex County Council	11.19	185	35	Recent approval for site to be released for development by ECC. Joint ECC/CCC planning brief approved 2017, joint working ongoing.	131
SGS1e (281)	Former Royal Mail Premises, Victoria Road	Private	1.42	150	106	Planning application for 203 residential units, 3 commercial units, and access under 18/00840/FUL, decision imminent.	150

Ref	Name	Ownership	Area (ha)	Units	dph	Status	First 5 years
SGS1f (282)	Riverside Ice & Leisure Land, Victoria Road	CCC	1.13	125	110	Work ongoing on replacement Leisure Centre complex, due to open April 2019. Allocation site adjoins leisure facility; residential development will follow completion of leisure centre work.	0
SGS1g (283)	Civic Centre Land, Fairfield Road	CCC	1.93	100	52	Current staff and visitor car park. Longer term plan pending rationalisation of existing building uses and parking areas.	0
SGS1h (284)	Eastwood House Car Park, Glebe Road	Private	0.90	100	110	CCC wrote to land owners in 2016. Informal and pre-application discussions in 2017/8.	0

Location 1 – Growth Sites

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
GS1i (285)	Chelmsford Social Club and Private Car Park, 55 Springfield Road	Private	0.74	90	122	CCC wrote to land owners in 2016. Pre-application discussions for apartments and parking (car park area only). Informal discussions on club site in 2014. Club seeking alternative premises.	0
GS1j (286)	Ashby House Car Parks, New Street	Private	0.85	80	94	CCC wrote to land owners in 2016. In use for surface car parking. Longer term plan pending rationalisation of existing building uses and parking areas.	0
GS1k (287)	Rectory Lane Car Park West	CCC	0.73	75	103	Surface car parking. Interest from developers for student accommodation. Informal planning guidance prepared in 2017.	0

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
GS1l (288)	Car Park to the West of County Hotel, Rainsford Road	Private	0.26	45	173	Planning application submitted for 49 retirement living apartments, communal facilities, parking (17/01899/FUL).	0
GS1m (289)	Former Chelmsford Electrical and Car Wash, Brook Street	Private	0.32	40	125	Car wash site, and gym (permission granted 15/00087/FUL). CCC wrote to land owners in 2016. Informal concepts for mixed-use developed in 2017.	0
GS1n (290)	BT Telephone Exchange, Cottage Place	BT	0.97	30	31	Discussions with owner in 2015. Longer term plan pending rationalisation of existing building uses. Informal planning guidance prepared in 2017.	0
GS1o (291)	Rectory Lane Car Park East	CCC	0.23	25	109	Surface car parking. Interest from developers for student accommodation. Informal planning guidance prepared in 2017.	0
GS1p (304)	Waterhouse Lane Depot & Nursery	CCC	0.85	20	24	Current use as Council Parks nursery/depot. Progress pending provision of alternative site for nursery/depot. Concepts developed in 2008.	0
GS1q (292)	Church Hall Site, Woodhall Road	CCC	0.37	19	51	Planning permission granted for flats in 2007 (07/01541/FUL).	0
GS1r (293)	British Legion, New London Road	Private	0.12	15	125	CCC wrote to land owners in 2016. In use as British Legion Hall. Informal discussions in 2018.	0
GS1s (294)	Rear of 17-37 Beach's Drive	Private	0.67	14	21	Historic pre-application discussions. Included in response to PS representations.	0

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
GS1t (295)	Garage Site, St Nazaire Road	CCC	0.24	12	50	Former garage court of 53 lock-up garages. Pending resolution of ownership. Informal planning guidance prepared in 2009.	0
GS1u (296)	Garage Site & Land, Medway Close	CCC	0.30	10	33	Former garage site. CCC working with registered housing provider to bring forwards.	0
GS1v (297)	Car Park r/o Bellamy Court, Broomfield Road	Private	0.08	10	125	CCC wrote to land owners in 2016. Currently in use for private parking.	0

Location 1 – Opportunity Sites

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
OS1a (298)	Rivermead, Bishop Hall Lane	Private	0.92	80	90	Planning application submitted for 315 student dwellings, businesses use, leisure use, access (18/01326/FUL). To be determined.	0
OS1b	Railway Sidings, Brook Street	Private	1.01	-	-	Access through allocated site to adjacent railway works depot. regeneration opportunity for business use.	N/A

Location 2 – West Chelmsford

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
SGS2 (299)	West Chelmsford	Private	45.64	800	30	SOCG agreed (EX HS038); Masterplan PPA signed.	240

Location 3 – East Chelmsford

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
SGS3a (300)	East Chelmsford (Manor Farm)	Private	27.45	250	15	SOCG agreed (SOCG14, SOCG14B); Masterplan PPA being drafted.	100
SGS3b	East Chelmsford – Land North of Maldon Road (Employment)	Private	10.76	5,000 sqm	-	SOCG agreed (SOCG14, SOCG14B); Masterplan PPA being drafted.	N/A
SGS3c (301)	East Chelmsford - Land South of Maldon Road	Private	7.24	100	23	SOCG agreed (SOCG14, SOCG14B); Masterplan PPA being drafted.	100
SGS3d (302)	East Chelmsford - Land North of Maldon Road (Residential)	Private	2.83	50	30	SOCG agreed (SOCG14, SOCG14B); Masterplan PPA being drafted.	50

Growth Area 1 – Existing Commitments

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
EC1 (307)	Land North of Galleywood Reservoir	Private	0.76	13	29	Outline planning permission for 13 dwellings approved in December 2017 (16/01012/OUT).	13
EC2 (305)	Land Surrounding Telephone Exchange, Writtle	Private	0.55	25	56	Longer term plan pending rationalisation of existing site uses.	0

GROWTH AREA 2 – NORTH CHELMSFORD

Location 4 – North East Chelmsford

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
SGS4 (308)	North East Chelmsford	Private	355.73	3,000	30	SOCG agreed (SOCG17, SOCG21); Masterplan PPA being drafted.	100

Location 5 – Great Leighs

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
SGS5a (309)	Great Leighs – Land at Moulsham Hall	Private	46.67	750	28	SOCG agreed (SOCG16A, SOCG16B); Masterplan PPA signed.	0
SGS5b (310)	Great Leighs – Land East of London Road	Private	12.56	250	32	SOCG agreed (SOCG16A, SOCG16B); Masterplan PPA signed.	170
SGS5c (311)	Great Leighs – Land North and South of Banters Lane	Private	7.76	100	22	SOCG agreed (SOCG16A, SOCG16C); Masterplan PPA signed.	0

Location 6 – North of Broomfield

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
SGS6 (312)	North of Broomfield	Private	29.30	450	26	SOCG agreed (SOCG19); Masterplan PPA being drafted.	90

Travellers Site 1 – Drakes Lane Gypsy and Traveller Site

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
GT1	Drakes Lane Gypsy and Traveller Site	Private		10 G&T Pitches	-	Planning application for site and associated infrastructure 18/01476/FUL. Planning Committee (04/12/18) resolved to approve subject to S106 agreement.	Not currently on HSS

Growth Area 2 – Existing Commitments

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
EC3 (314)	Great Leighs, Land East of Main Road	Private	4.58	100	36	Permission granted (on appeal in 2015) for 100 homes, landscaping, access.	100
EC4 (315)	East of Boreham	Private	6.95	145	35	Permission granted (on appeal in 2015) for 145 homes, landscape, access; work commenced 2018	143 (only count net additional)

GROWTH AREA 3 – SOUTH AND EAST CHELMSFORD

Location 7 – North of South Woodham Ferrers

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
SGS7 (316)	North of South Woodham Ferrers	Private	121.4	1,000	26	SOCG agreed (SOCG20A, SOCG20B); Masterplan PPA signed.	200

Location 8 – South of Bicknacre

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
GS8 (317)	South of Bicknacre	Private	1.42	30	30	Outline planning application approved for 35 homes (16/02021/OUT).	30

Location 9 – Danbury

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
SGS9 (318)	Danbury	Private	-	100	-	Site/s being selected through Danbury Neighbourhood Plan.	0

Growth Area 3 – Existing Commitments

Ref	Name	Ownership	Area	Units	dph	Status	First 5 years
EC5 (319)	St Giles, Moor Hall Lane, Bicknacre		2.89	32	20	Nursing/care home. Ongoing pre-application discussions.	0