What is the Local Plan?
The consultation document, called the Local Plan - Preferred Options, identifies the number and locations for houses, jobs and businesses we are planning for, along with other things needed to support growth, such as where children will go to school, where people will work, and how they will get around.

The Local Plan also includes draft planning policies which, when adopted, will be used to determine planning applications. The Proposals Map shows where particular policies apply.

Much of the development outlined in the current Local Development Framework is either complete or already underway. To continue this success, it is important that we have an up to date plan to ensure Chelmsford remains a vibrant and attractive place to live, work and socialise, to meet local development needs until 2036.

How have we got to this stage?
This is the second of three stages of public consultation. Many people and organisations commented on the first Issues and Options consultation in 2015/16, and all the responses have been carefully considered and used to progress the Preferred Options. This led to some changes to the initial proposals including reduced numbers of homes on some sites and more infrastructure like schools.

We have also used a wide range of technical studies covering subjects such as housing, traffic and landscape to help prepare the Plan, and had meetings with education, transport, health and utilities providers.

The feedback and the evidence base of technical studies can be read on our website: www.chelmsford.gov.uk/new-local-plan

Chelmsford’s new Local Plan. We are consulting on the next stage, the Draft Local Plan - Preferred Options, from 30 March to 11 May. This is your opportunity to get involved with shaping Chelmsford’s future.

What else are we consulting on?
Our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses while protecting our environment.

To help us do this, the draft Local Plan - Preferred Options has been assessed against a range of social, environmental and economic indicators, called a Sustainability Appraisal, to identify any significant effects. Similarly, a Habitats Regulations Assessment assesses the document for any impacts on European habitat sites such as designated Special Protection Areas and Ramsar sites.

Both these assessments form part of the consultation.

Get involved - visit an exhibition
We are arranging a series of drop-in exhibitions in areas where development is proposed. To see the latest schedule of locations, dates and times, please visit www.chelmsford.gov.uk/preferred-options

Get involved - register and comment NOW
We want to encourage as many people and organisations as possible to have their say on this Local Plan - Preferred Options document; and on the sustainability and habitat assessments. The consultation runs for 6 weeks from 30 March to 11 May.

We prefer receiving comments online, using our specially designed Consultation Portal. Using the Consultation Portal helps us to record your comments accurately and process them quickly. Go to www.chelmsford.gov.uk/planningpolicyconsult:

- Read the consultation documents
- Make your comments
- Sign up for alerts to future consultations

For tips on how to register, or what to do if you are registered but have forgotten your login details, read our User Guide to find out more: www.chelmsford.gov.uk/EasySiteWeb/GatewayLink.aspx?alId=54663

More information
You can also find more information and documents for downloading, or contact us:
www.chelmsford.gov.uk/preferred-options
E-mail: planning.policy@chelmsford.gov.uk
Tel: 01245 606330

Planning and Housing Policy
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford, CM1 1JE

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

Next steps
All comments will be considered and used to help us produce the next stage consultation document, the pre-submission version of the draft Local Plan. We plan to consult on this later in 2017.

Consultation closes at 4.45pm on Thursday 11 May
New development: Where and how much?

New development will be focused on three growth areas:

1. **Central and Urban Chelmsford**
   - Development is focused on three previously planned sites.
   - Includes Brownfield sites in Chelmsford Urban Area.
   - Growth Area 1 includes 2,000 homes, 4,000sqm Office, 11,500sqm Food Retail, 2 primary schools, 7 nursery schools, a primary school and a nursery school, and a Neighbourhood centre.

2. **North Chelmsford**
   - Growth Area 2 includes 45,000sqm Office, 4,000sqm Office/High Tech Business Parks, 1,500 Travelling Showpeople plots, 9 Travelling Showpeople plots, 400 Homes, and 740 Nursery Schools.

3. **South and East Chelmsford**
   - Growth Area 3 includes 10,875 new homes on new sites.
   - Includes North East Chelmsford, named as Growth Area 3.
   - Features 10,100 Homes, 2 primary schools and 4 nursery schools, a Neighbourhood Centre and a Primary School.

Other things needed to serve new development including:

- **Chelmsford North East Bypass**
- **New link road and improvements to Essex Regiment Way**
- **Local road improvements including an additional access to Broomfield Hospital**
- **Beaulieu Park Railway Station**
- **Beaulieu Park**
- **New and upgraded cycling and walking routes**
- **Additional/expanded Park and Ride sites**
- **11 new schools**
- **More healthcare facilities**
- **Neighbourhood centres with shops, community and leisure facilities**
- **Open space including two new Country Parks**

Development will be concentrated to the north of South Woodham Ferrers. Growth here will be well connected to the town, set in an attractive landscape, and will help to bring forward improvements to the A132. Smaller development proposals for Bicknacre and Danbury will help to contribute towards existing facilities.