

Updated Employment Need and Supply Summary Note (September 2026)

Site Updates

Growth Area	Site No	Site/Location	Allocation CLP/ELP	Total Employment Floorspace (sqm)	Available for Use Classes E(g)(i-iii) (sqm)	Available for Use Classes B2/B8 (sqm)
Central and Urban Chelmsford	1	Previously developed sites in Chelmsford Urban Area	CLP	4,000	4,000 (not E(g)(iii))	-
Central and Urban Chelmsford	3b	East of Chelmsford - Land North of Maldon Road	CLP	5,000	3,000	2,000
Sub Total				9,000	7,000	2,000
North Chelmsford	6	North East Chelmsford (Chelmsford Garden Community)	CLP	56,946*	41,390	15,556
North Chelmsford	9a	Waltham Road Employment Area	ELP	14,000**	7,000	7,000
North Chelmsford	15	Little Boyton Hall Farm Rural Employment Area	ELP	6,000	-	6,000
Sub Total				76,946	48,390	28,556
South and East Chelmsford	10	North of South Woodham Ferrers	CLP	1,200***	1,200	-
South and East Chelmsford	16a	East Chelmsford Garden Community (Hammonds Farm)	ELP	43,000	28,000	15,000
South and East Chelmsford	16b	Land adjacent to A12 Junction 18	ELP	46,605	-	46,605
Sub Total				90,805	29,200	61,605
GRAND TOTAL				176,751	84,590	92,161

* Originally allocated in CLP for 45,000 sqm, approved masterplan (22/00001/MAS) and resolved to approve planning permission increasing to 56,946sqm (22/01950/OUT and 23/01751/OUT). The S106 Agreements are expected to be finalised shortly.

** Originally allocated in ELP for 3,500sqm. Subsequently allocated for 14,000sqm in the [Pre Submission Additional Sites Consultation 2025](#)

*** Originally allocated in CLP for 1,000sqm subsequently increased to 1,200sqm through planning application (21/01961/OUT) with resolution to grant

The follow tables have been updated to incorporate the above Site Updates. The Chelmsford Employment Land Review Focused Update, December 2024 (CELR Update) Scenarios 1 and 3 are set out below:

Scenario 1 Position (Sqm)

Use class	Proposed new allocations	Carried forward allocations	Total Local Plan Allocations	Extant permissions	Total Supply	ELR Scenario 1	Surplus/ Shortfall	% of Scenario 1 met
Office and R&D E(g)(i)/(ii)	35,000	49,590	84,590	-10,518	74,072	38,053	+36,019	195%
Light Industrial E(g)(iii)	76,606	17,556	92,161	25,045	118,779	48,280	+70,499	246%
General Industrial B2				9,441				
Distribution B8				-7,868				
Total	109,605	67,146	176,751	16,100	192,851	86,333	+106,518	223%

Scenario 3 Position (Sqm)

Use class	Proposed new allocations	Carried forward allocations	Total Local Plan Allocations	Extant permissions	Total Supply	ELR Scenario 3	Surplus/ Shortfall	% of Scenario 3 met
Office and R&D E(g)(i)/(ii)	35,000	49,590	84,590	-10,518	74,072	139,913	-65,841	53%
Light Industrial E(g)(iii)	74,605	17,556	92,161	25,045	118,779	140,845	-22,066	84%
General Industrial B2				9,441				
Distribution B8				-7,868				
Total	109,605	67,146	176,751	16,100	192,851	280,758	-87,907	69%