

ECON004

Chelmsford Local Plan
Evidence Base Document
Review of Local Centres
Technical Note

November 2024



Our Planning Strategy 2022 to 2041

1 Introduction

- 1.1 The purpose of this Technical Note is to describe the approach to defining the Local Neighbourhood Centres boundaries on the Pre-Submission Local Plan Draft Policies Map.
- 1.2 Retail frontages for Local Neighbourhood Centres are currently identified on the adopted Local Plan Policies Map. Since this plan was adopted, there has been a shift in national policy away from defining retail frontages. Therefore, a review of Local Neighbourhood Centres has been undertaken to define centre boundaries for the review of the Local Plan.

2 Methodology

- 2.1 A Local Neighbourhood Centre typically provides day-to-day retail facilities and, in some cases, non-retail facilities such as laundrettes that serve the local catchment area.
- 2.2 Local Neighbourhood Centre boundaries have been defined to include these uses and where appropriate, supporting land uses such as car parking, open space and service yards serving the centre. Decisions have been made on a site-by-site basis based on the characteristics of each Local Neighbourhood Centre.
- 2.3 The review has also taken account of any new centres and sought to ensure that centre boundaries are robust and consistent with each other wherever possible.
- 2.4 Sometimes units in a Local Neighbourhood Centres are not co-terminus but split over a larger area. The boundaries have been informed by desktop research and site visits.

3 Summary of Policies Map changes

- 3.1 All Local Neighbourhood Centre retail frontages on the adopted Policies Map have been replaced with a centre boundary on the Draft Pre-Submission Policies Map with a blue wash, or removed in instances where a retail unit has been lost.
- 3.2 Other changes include adding new Local Neighbourhood Centre notations at the following locations:
 - St Lukes Park, Runwell to reflect the opening of a new centre as part of the residential development (Draft Policies Map Number 30)
 - South Woodham Ferrers around the new Sainsbury's supermarket and Crouchvale Medical Centre (Draft Policies Map Number 5).
- 3.3 Local Neighbourhood Centres have also been expanded in the following locations:
 - The Green, Writtle to include the shops/services along Rumsey Row (Draft Policies Map Number 37)

- Bodmin Road, Chelmsford to include the adjacent takeaway and hairdresser (Draft Policies Map Number 4)
- Hylands Parade, Chelmsford to include the former GP Surgery adjacent to the Local Neighbourhood Centre parade (Draft Policies Map Number 3).



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Document published by
Planning and Housing Policy
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