

# Chelmsford City Council

## Chelmsford Local Plan - *Our Planning Strategy 2022 to 2041*

### Statement of Fact

#### The Planning and Compulsory Purchase Act 2004 & Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

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#### Subject Matter and Area Covered

This Statement of Fact is submitted in accordance with sub-paragraph (iv) of Regulation 22 (3)(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and covers the Submission of the Chelmsford Local Plan *Our Planning Strategy 2022 to 2041* ('the Local Plan').

#### Chelmsford City Council ('the Council') submitted the Local Plan to the Secretary of State for Housing, Communities and Local Government on 5 June 2026 for Independent Examination.

The Local Plan includes an updated vision, priorities, principles and policies to meet development needs in the period to 2041 and beyond. It also contains the Council's updated strategy and planning policies to help address climate change and the conservation and enhancement of the natural, historic and built environment. It will provide an important tool in supporting delivery of the Council's strategic priorities and for continuing to deliver a plan-led approach and an effective planning service in Chelmsford.

#### The Submission Documents include:

Submission Document Reference	Title
SD001	Pre Submission (Regulation 19) Local Plan Consultation Document (including Draft Policies Map)
SD002	Focused Consultation Additional Sites (Regulation 19) Document (including Draft Policies Map)
SD003	Regulation 22 Consultation Statement (June 2026)
SD004	Chelmsford Local Plan Statement of Cooperation (June 2026)
SD005	Schedule of Proposed Modifications (June 2026)
SD006	Local Plan Submission Notice (June 2026)
SD007	PINS Pre Examination Checklist (April 2026)
SD008	Pre Submission Integrated Impact Assessment (January 2025)
SD009	Integrated Impact Assessment: Additional Sites (Regulation 19) Addendum (November 2025)
SD010	Schedule of Representations - Pre-Submission Local Plan and Focused Consultation Additional Sites (Regulation 19) – By representor name order
SD011	Schedule of Representations - Pre-Submission Local Plan and Focused Consultation Additional Sites (Regulation 19) - By policy and paragraph order
SD012	Schedule of Representations - Pre-Submission IIA and Focused Consultation Additional Sites Addendum IIA – By representor order
SD013	Schedule of Representations - Pre-Submission IIA and Focused Consultation Additional Sites Addendum IIA – By document order
SD014	PINS Pre-Examination Checklist Response (April 2026)
SD015	Schedule of Adopted Policies Map Changes (May 2026)
SD016	List of background Evidence Base Documents (May 2026)
SD017	Submission Statement of Fact (June 2026)
SD018	Local Development Scheme 2025-2028 (October 2025)
SD019	Statement of Community Involvement 2025 (November 2025)
SD020	Chelmsford HRA Addendum (Clarification on Matters Raised by Natural England) (August 2025)

**Once adopted, the Local Plan will replace the following document:**

- Chelmsford Adopted Local Plan (2020)

The Government introduced a new plan-making system in England on 25 March 2026. As the Local Plan is being submitted for examination before 12 June 2026 it accords with the transitional arrangements in Annex 1 of the December 2024 National Planning Policy Framework (NPPF).

The submission of the Local Plan falls to be considered under paragraph 234 of Annex 1 of the December 2024 NPPF. This states that local plans will need to be prepared under the requirements of the December 2024 NPPF unless one or more of the identified exceptions (sections a, b, c, d, or e of paragraph 234) apply.

The Council is of the view that under the exception set out in point (a) 'the plan has reached Regulation 19 (pre-submission stage) on or before 12 March 2025, and its draft housing requirement meets at least 80% of local housing need' it is appropriate for the Local Plan to be examined under the December 2023 NPPF.

**Where to view the documents**

The prescribed documents referred to in sub-paragraphs (i), (ii) and (iii) of paragraph 3(a) of Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the supporting documents are available for inspection:

- on the Council's website - [Local Plan Review](#) where all further examination related communications will be published; or
- during normal opening hours at the main offices at Chelmsford Civic Centre, Duke Street, Chelmsford, Essex, CM1 1JE

**Next Steps**

The examination process and timescales will be determined by the appointed Inspector. An independent Programme Officer has been appointed to assist the Inspector to organise and manage the administrative and procedural elements of the examination process and will be responsible for any communication with respondents during the examination.

The Council has appointed Annette Feeny as the Programme Officer to organise and administer the examination under the guidance of the appointed Inspector. The Programme Officer can be contacted at [annette.feeney@chelmsford.gov.uk](mailto:annette.feeney@chelmsford.gov.uk) or 07775 771026.

The Programme Officer will contact representors in due course, should they wish to submit further optional statement/s in response to the Inspector's questions, and also the option to request to take part in specific hearing sessions related to their comments. If representors made a written comment and do not want to say anything at a hearing, their further statement will still be considered by the Inspector. Equal weight is given to oral and written representations.

**Further Information**

Examinations of Local Plans usually involve a number of public hearing sessions. We anticipate that the hearings could likely commence in Autumn 2026, although precise scheduling will be determined by the appointed Inspector. Notification of hearings will be published at least 6 weeks prior to them taking place.

Please note that this is not an opportunity to make further representations. The Programme Officer will contact representors if the Inspector wants them to submit further material or take part in specific hearing sessions.

For further information, please contact the Planning Policy team [planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk) or Tel 01245 606330

**The relevant regulations are the Town and Country Planning (Local Planning) (England) Regulations 2012.**

**END**