Supplementary Planning Documents

The Council is currently preparing some new Supplementary Planning Documents (SPDs) to provide more detail on the background and how to use specific policies in the Local Plan. SPDs can't create extra planning policies for the Local Plan but they are a 'material consideration' in planning decision-making.

The status of existing adopted SPDs was reviewed at Full Council on 27 May 2020 to decide which ones will be carried forward when considering future planning proposals.

Planning Obligations SPD

The Council is reviewing the Planning Obligations Supplementary Planning Document to identify where planning obligations may be applicable to secure the infrastructure required to mitigate the impact of the development identified in the Local Plan. The Council hopes to be able to carry out a focused consultation on this document later in the year. More information will be published on our website www.chelmsford.gov.uk/new-local-plan.

Making Places SPD

The Council is also refreshing the Making Places Supplementary Planning Document. Good design is a key aspect of sustainable development and contributes positively to making places better for people. The SPD outlines detailed design guidance to support the implementation of the Local Plan policies and covers a variety of topics such as movement, public spaces and sustainable construction. The Council hopes to be able to carry out a focused consultation on this document later in the year. More information will be published on our website www.chelmsford.gov.uk/new-local-plan.

Masterplanning

Where identified under the relevant Strategic Growth Site policies within the Local Plan, the Council requires a masterplan for each site to be submitted for approval.

The masterplan sets out the expectations from a new development, helps ensure the development delivers what the area needs and shows how it meets the requirements of the site policy. The masterplan is used to help create excellent places to live, work and enjoy and will be subject to further consultation. Further details on the progress of site masterplanning can be found at: www.chelmsford.gov.uk/planning-and-building-control/masterplans-for-new-developments-in-chelmsford/

Neighbourhood Plans

Neighbourhood Plans are being prepared in some parts of Chelmsford by the local community. These can influence detailed policies and shape development proposals in their area. You can get involved by visiting our website for more details www.chelmsford.gov.uk/communityplans

Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Draft SPD

Consultation took place over a six week period, between 10th January and 21st February 2020 on the Essex Coast RAMS Draft SPD. This SPD focuses on the mitigation that is necessary to protect the wildlife of the Essex coast, including thousands of protected birds from the increased visitor pressure associated with new residential development and how this mitigation will be funded. 146 representations were received and will be used to inform a final version of the SPD which is expected to be adopted by the Council later this year. Please visit our website for more information at www.chelmsford.gov.uk/rams-spd



To view or download documents go to: www.chelmsford.gov.uk/new-local-plan. E-mail: planning.policy@chelmsford.gov.uk Tel: 01245 606330

Spatial Planning Chelmsford City Council Civic Centre Duke Street Chelmsford, CM1 1JE

The new Local Plan is available in alternative formats including large print, audio and other languages.







LOCAL PLAN NEWSLETTER

June 2020 NUMBER 6

LOCAL PLAN ADOPTION

Chelmsford City Council has adopted the new Local Plan.

The adoption of the Local Plan took place at its Full Council meeting on 27th May 2020.

What is the Local Plan?

The Local Plan identifies the number and locations for houses, jobs and businesses we are planning for, along with the infrastructure needed to support growth. This includes where children will go to school, where people will work, and how they will get around - new roads, sustainable travel, access to the outdoors using green spaces and the wider countryside. The Local Plan also includes planning policies which will be used to determine planning applications, and settlement boundaries for our towns and villages beyond which development may be restricted.



Why have a new Local Plan?

The adopted Local Plan replaces plans which formed part of the previous Local Development Framework from 2008. It is a requirement of planning legislation to have an up-to-date Local Plan. It is important that we have an up-to-date plan to meet local development needs to 2036 and beyond and ensure Chelmsford remains a vibrant and attractive place to live, work and socialise.

The Local Plan has been through the formal Examination process and the Inspector concluded that the plan could be found 'sound'.





New development: Where and how much?



The Local Plan provides for a total of 21,843 new homes, consisting

- 5,348 completions (2013-2019)
- 5,716 sites with planning permission (including windfall allowance for 2019-2024)
- 9,579 new homes on new site allocations (plus 1,200 of windfal allowance from 2024 onwards)

n addition:

- 10 Gypsy and Traveller pitches on one new site
- 24 Travelling Showpeople plots on four new sites



- 725 new jobs a year to 2036
- 55,000sqm of business floorspace



- The Green Belt will be protected from development
- The river valleys will also be protected through Green Wedges
- Protection for heritage assets such as listed buildings, and areas for wildlife and nature conservation

Development is focused on three growth areas:

Growth Area 1 Central and Urban Chelmsford

> **Growth Area 2** North Chelmsford

Growth Area 3 South and East Chelmsford



GREAT NOTLEY

(Braintree)

STRATEGIC EMPLOYMENT

HOUSING: CENTRAL & URBAN

HOUSING: NORTH CHELMSFORD HOUSING: SOUTH AND EAST

GYPSY AND TRAVELLER SITE

GREEN BELT

GREEN WEDGE RURAL AREA

CITY / TOWN KEY SERVICE SETTLEMENT SERVICE SMALL SETTLEMENT PROPOSED RAIL

■ PROPOSED STRATEGIC NEW CORRIDOR

RAIL STATION

= = RAILWAY LINE PROPOSED PARK AND PARK AND RIDE

• IMPROVEMENTS TO ROAD

MAJOR ROADS A12 IMPROVEMENTS

ARMY AND NAVY JUNCTION

H BROOMFIELD HOSPITAL

- RIVER

Other infrastructure to serve new development includes:

- Chelmsford North East Bypass
- Local road improvements including an additional access to Broomfield Hospital
- New rail station at Beaulieu
- New and upgraded walking and cycling routes
- New and expanded Park and Ride sites
- New schools and early years/nursery school provision
- More healthcare facilities
- Neighbourhood centres with shops, community and leisure facilities
- Open space including two new Country Parks.

Growth Area 1 Central and Urban Chelmsford

New development will be focused mainly on brownfield land in the City Centre, to strengthen the City as a major residential, employment and retail centre. Two further allocations for development to the West and East of Chelmsford are on greenfield land. All the areas will focus on improving and enhancing public access into the Green Wedge and provide opportunities for sustainable travel (cycling, walking and public transport) to connect with the City Centre's services and facilities.

Brownfield sites in Chelmsford **Urban Area**

- 2.381 homes
- 4,000sam office
- 11,500sqm food retail
- 2 special schools
- 2 nursery schools

2 West Chelmsford

- 800 homes
- 5 Travelling Showpeople plots
- Neighbourhood centre
- Primary school with colocated childcare nursery
- Early years and childcare nursery

3 3a East Chelmsford – Manor

- 250 homes
- Country park
- New access into Sandford Mill

3b East Chelmsford - Land North of Maldon Road

- 5,000sqm office/business
- Early years and childcare nursery

3c East Chelmsford - Land South of Maldon Road

• 100 homes

3d East Chelmsford - Land North of Maldon Road

• 50 homes

4 Galleywood

• 13 homes

6 Writtle

• 25 homes

Growth Area 2 North Chelmsford

Growth is focused at four locations and accommodates new large neighbourhoods and employment opportunities. Development in this Growth Area is a major opportunity to help deliver new infrastructure such as significant transport infrastructure planned for the A130/A131 corridor including the Chelmsford North East Bypass, new rail station and expansion of the Park and Ride. New development vill create attractive well-designed communities focused around open space, leisure facilities, new schools early years and childcare provision, green infrastructure and employment opportunities.

6 North East Chelmsford

- 3.000 homes
- New garden community
- 9 Travelling Showpeople
- 45,000sam office/business
- . Country park Chelmsford North East
- Neighbourhood centres
- Secondary school
- Two new primary schools with co-located early years
- Two early years and childcare nurseries

7 Great Leighs:

7a Great Leighs - Moulsham Hall and North of Great Leighs

- 750 homes
- 5 Travelling Showpeople
- Neighbourhood centre
- Primary school, early years and childcare nursery

7b Great Leighs - Land East of **London Road**

• 250 specialist residential homes for older people

7c Great Leighs - Land North and South of Banters Lane

• 100 homes

7d Great Leighs - Land East of Main Road

• 100 homes

8 North of Broomfield

- 450 homes Neighbourhood centre
- Early years and childcare
- New road access into **Broomfield Hospital**

9 East of Boreham

• 143 homes

GT1- Drakes Lane, Little Waltham

• 10 Gypsy and Traveller pitches

Growth Area 3 South and East Chelmsford

Development will be concentrated to the north of South Woodham Ferrers. Growth here will be well connected to the town, set in attractive landscape incorporating a new neighbourhood centre, a new employment area, and open space/leisure facilities. It will help to bring forward improvements to the A132. Smaller development proposals for Bicknacre and Danbury will contribute towards existing facilities such as primary schools, early years and childcare provision, food shopping facilities and healthcare facilities.

10 North of South Woodham **Ferrers**

- 1,000 homes • 5 Travelling Showpeople plots
- 1,000sqm business space
- 1,900sqm food retail
- Primary school (if required)
- Two early years and childcare nurseries
- Neighbourhood centre
- A132 improvements

11 South of Bicknacre

35 homes

12 St. Giles Bicknacre

 32 specialist residential accommodation units

13 Danbury

• 100 homes

