

Welcome

Thank you for visiting today

What is the Local Plan

Chelmsford City Council's Local Plan sets out a positive vision, addressing how much new development is needed and identifies land for housing, schools, shops and jobs, as well as land uses that will be protected. The current plan was adopted in 2020, and we need to review it at least every five years to ensure it keeps up to date.

What has changed?

In February/March 2025, we consulted on a full Pre-Submission Local Plan to meet our needs for development growth until 2041.

Changes to that plan are needed in light of several factors outside the City Council's control that have affected future housebuilding. These include:

- The Government cancelling the A12 widening scheme
- Three key sites having stalled or been significantly delayed
- Other developers slowing down their build rates
- The Government's increased housing target having to be met through the plan (a change since May 2025).

That means we do not have enough allocated housing sites to meet our needs, particularly for the first five years of the plan.

What we are proposing

We are proposing to:

- Add 11 new housing sites
- Expand the proposed allocations for three housing sites
- Add a further 10,500sqm of employment space to a proposed employment site.

This will provide a total of 1,592 additional homes over the plan period to 2041, and help meet the latest housing needs figure of 1,210 new homes a year.

We have selected the additional sites following detailed testing of site constraints and opportunities in relation to matters like flood risk, heritage, traffic and archaeology. They are located in settlements which are accessible to the local highway network and services and facilities and accord with the plan's Spatial Strategy. The schools in these areas can accommodate the additional growth or are proposed for extension.



**New
Local Plan**



Focused Consultation

Focused Consultation Document

This exhibition is a summary of the Focused Consultation Additional Sites (Regulation 19) Document. Before making any comments, you are advised to read the full document at www.chelmsford.gov.uk/lp-review

We are continuing our approach in the adopted Local Plan and the Pre-Submission Local Plan that we consulted on in February/March 2025 by focusing additional housing and employment growth to the most sustainable locations in three Growth Areas.

You can comment on any of the additional site allocations. **We will not be able to accept any comments on parts of the Pre-Submission Local Plan that have not changed.**

In addition, we will also be consulting on some key consequential changes to Strategic Policy S6 – Housing and Employment Requirements, and Strategic Policy S7 – The Spatial Strategy, along with minor changes to the monitoring framework, trajectories for the delivery of the additional sites, and a small number of changes to the Policies Map to show the additional sites.

Previous consultation

First stage: Issues and Options – August to October 2022

Second stage: Preferred Options – May to June 2024

Third stage: Pre-Submission – February to March 2025

If you made comments to the third stage of consultation in February / March 2025, you do not need to submit them again

We have published feedback reports setting out a review of the consultation activity, and a summary of the representations we received. The Issues and Options and Preferred Options feedback reports also include information on how we used these comments when preparing the later stages of the document for consultation.

You can read the feedback reports at www.chelmsford.gov.uk/lp-review

All the comments received can also be viewed on the Council's planning policy consultation portal at www.chelmsford.gov.uk/planningpolicyconsult



How have we selected the additional sites?

Our Evidence Base

We have undertaken a significant amount of research to help inform the selection of the additional sites. This research forms part of our Evidence Base, and includes specially commissioned studies on particular topics where more information was helpful. The following list sets out some of the new or updated Evidence Base documents:

- Review of the Air Quality Impact Assessment
- Landscape Sensitivity and Capacity Study
- Detailed Water Cycle Study Addendum
- Highways Impact Junction Modelling
- New/updated Heritage Impact Assessments
- Updated Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Archaeological Impact Assessment
- Level 2 Strategic Flood Risk Assessment Addendum and site summary tables and mapping
- Sequential and Exception Testing Update
- Defined Settlement Boundary/Urban Area Boundary Technical Note
- Housing Scenario Tests for Early Years, Childcare, Primary and Secondary Education
- Additional Sites housing site studies.

This evidence, alongside all the key documents/studies used to inform the Local Plan review to date, can be viewed on our website at: www.chelmsford.gov.uk/lp-review

Selecting the additional sites has involved a number of stages including:

- Assessing sites promoted for development
- Identifying sites in the most sustainable settlements
- Considering the additional sites Integrated Impact Assessment
- Housing site studies looking at access, topography, neighbouring land uses and other physical constraints
- Technical testing including for education, wastewater, archaeology, heritage, and landscape sensitivity and capacity (see above).

Rejected sites have been excluded or rejected for reasons including:

- Land not promoted by a developer or landowner, as it cannot be considered available within the plan period
- Land not considered capable of being delivered over the next 5 years
- Land with clear barriers to development such as heritage or landscape designation, or lack of services such as primary school capacity
- Sites located in the Green Belt and Green Wedge.

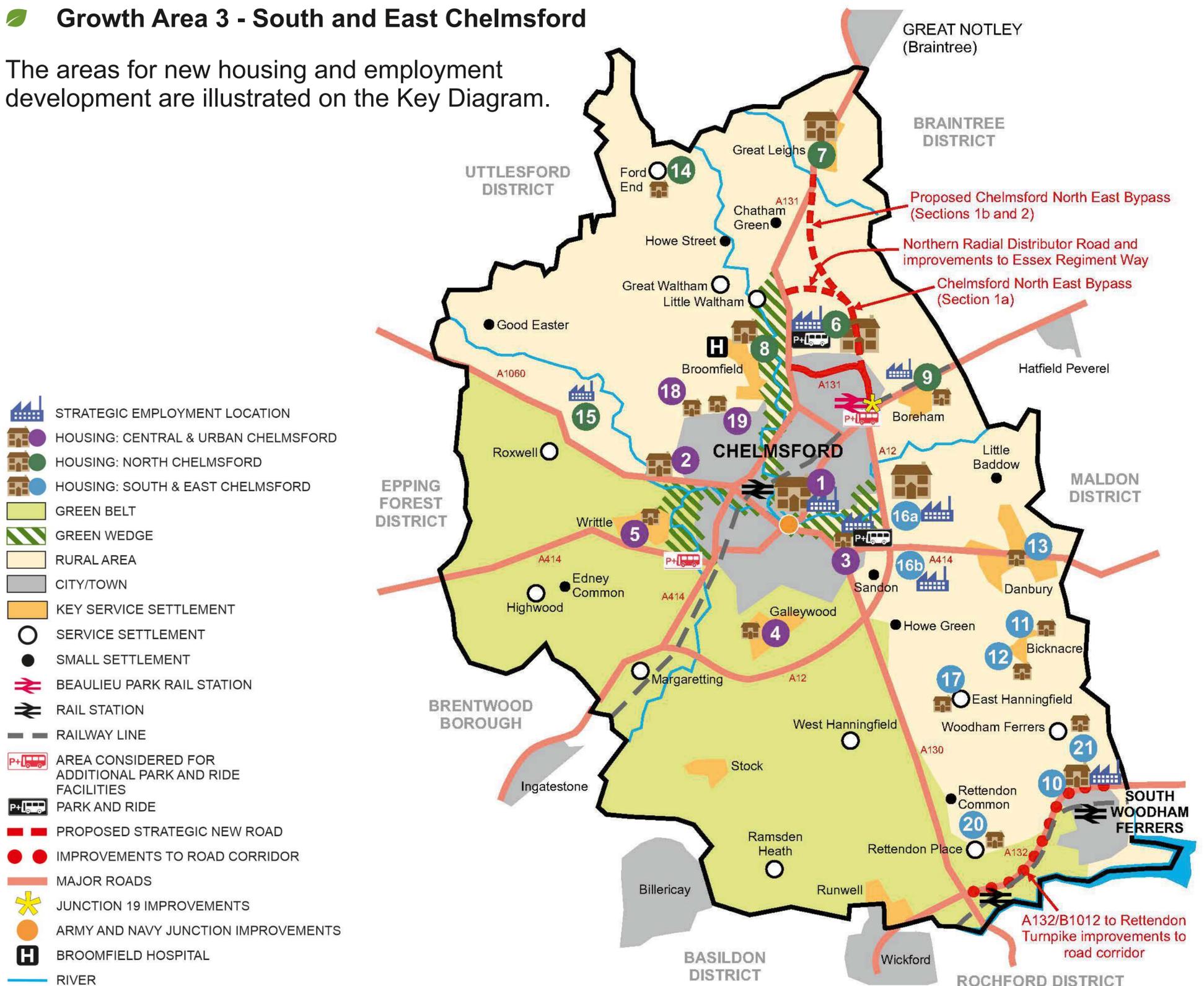
Key Diagram

The sites are distributed in accordance with the current Spatial Strategy including within and on the edge of existing built-up areas taking advantage of existing services and facilities and good levels of accessibility.

The Spatial Strategy identifies three broad geographic areas where new development growth will be accommodated. This comprises:

- **Growth Area 1 - Central and Urban Chelmsford**
- **Growth Area 2 - North Chelmsford**
- **Growth Area 3 - South and East Chelmsford**

The areas for new housing and employment development are illustrated on the Key Diagram.

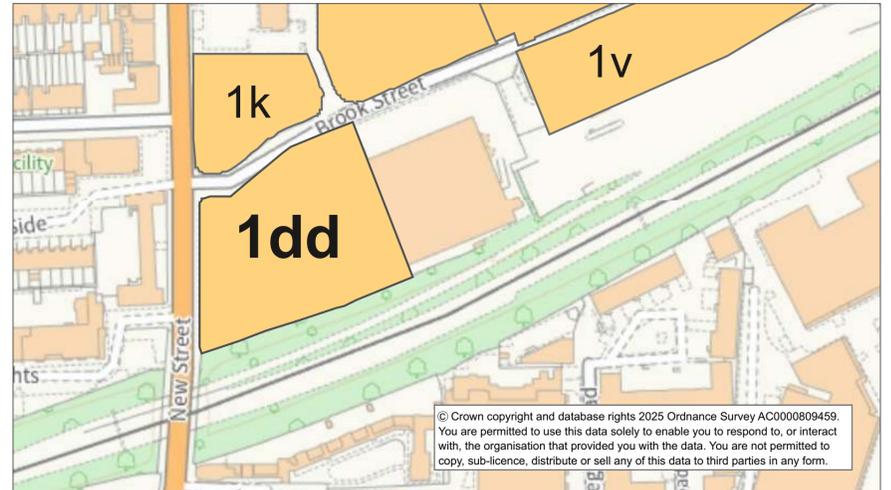




Growth Area 1 – Central and Urban Chelmsford

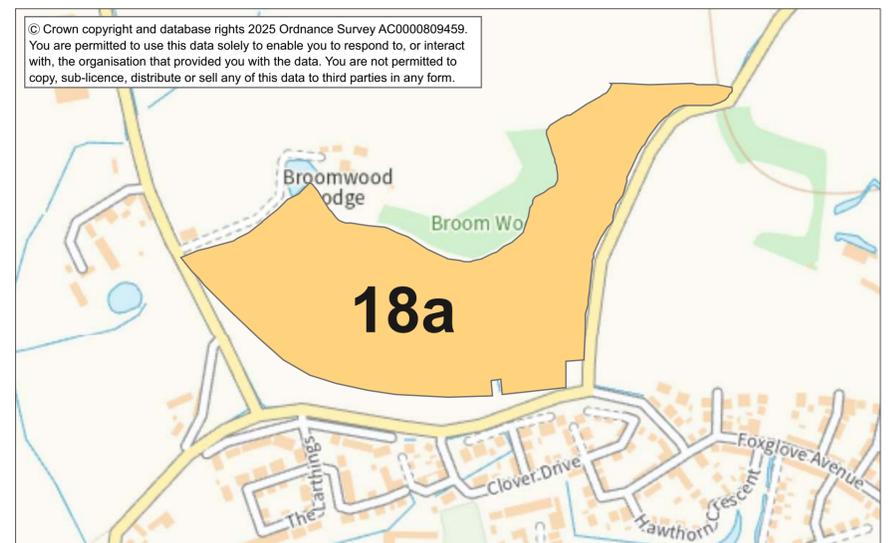
1dd Land at former Kay Metzeler Premises Brook Street, Chelmsford

- 100 homes (new site)



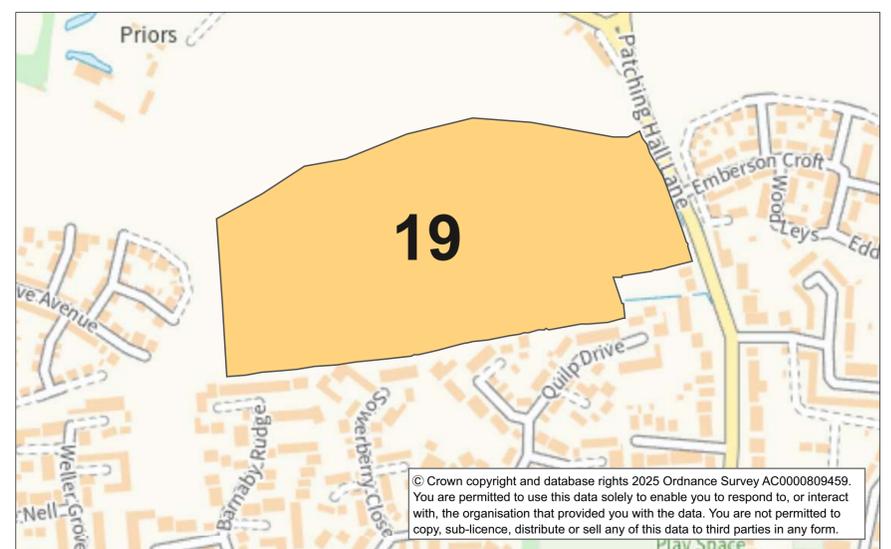
18a Land North West of Chelmsford (North of Hollow Lane)

- 100 homes (new site)



19 Land West of Patching Hall Lane, Chelmsford

- 200 homes (new site)

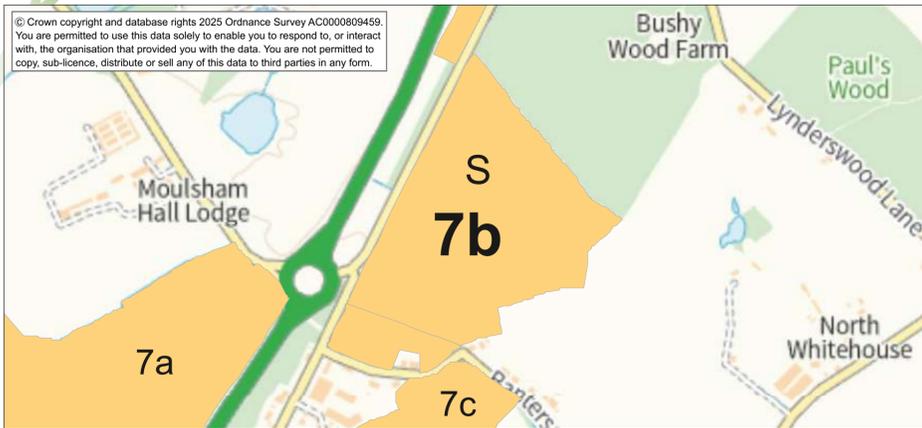


Supporting infrastructure for Growth Area 1

Financial contributions towards:

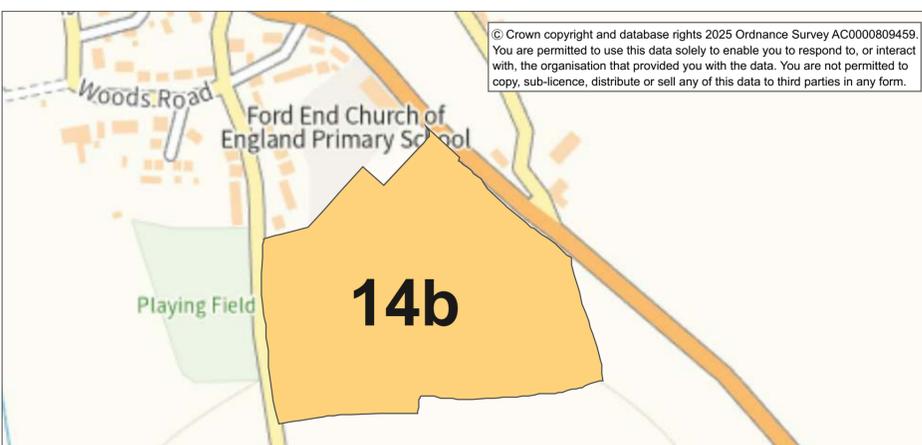
- Road network enhancements
- Active and sustainable transport
- Cycle routes, footpaths and bridleways where appropriate
- Sport, leisure and recreation facilities
- Secondary, primary, and early years childcare
- Community facilities such as healthcare and emergency service facilities

Growth Area 2 – North Chelmsford



7b Land East of London Road , Great Leighs

- 390 homes, of which 190 for older people (increase from 250 homes)



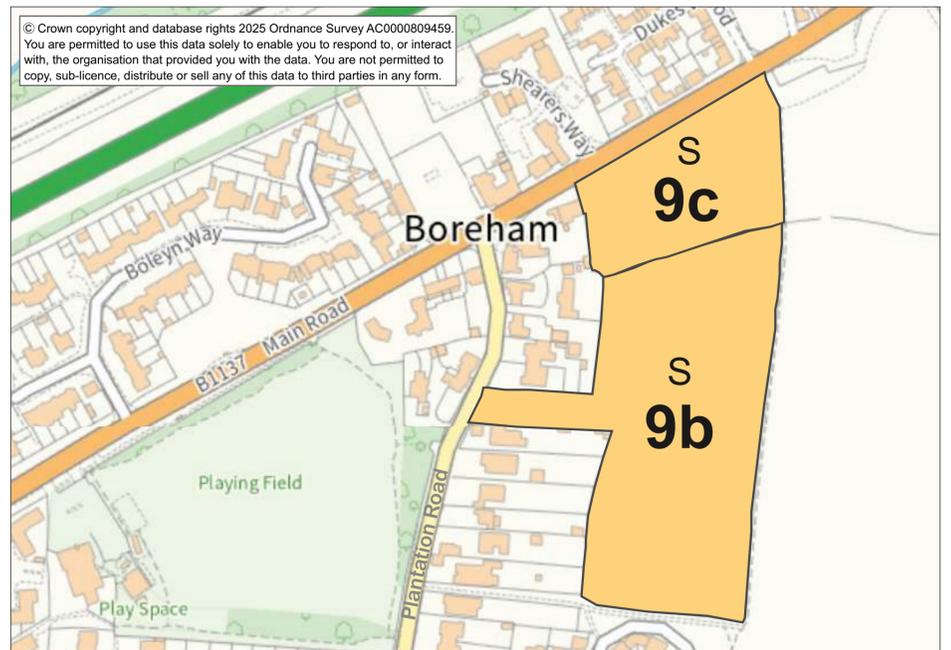
14b Land South of Ford End Primary School

- 75 homes (increase from 20 homes)
- A new community/village hall
- Parking area for Ford End Primary School staff



9a Waltham Road Employment Area, Boreham

- 14,000sqm employment for E(g)(iii)/B2/B8 use (increase from 3,500sqm)



9c South of Main Road and Dukes Wood Close, Boreham

- 22 homes for older people (new site)

9b Land to the East of 118 to 114 Plantation Road, Boreham

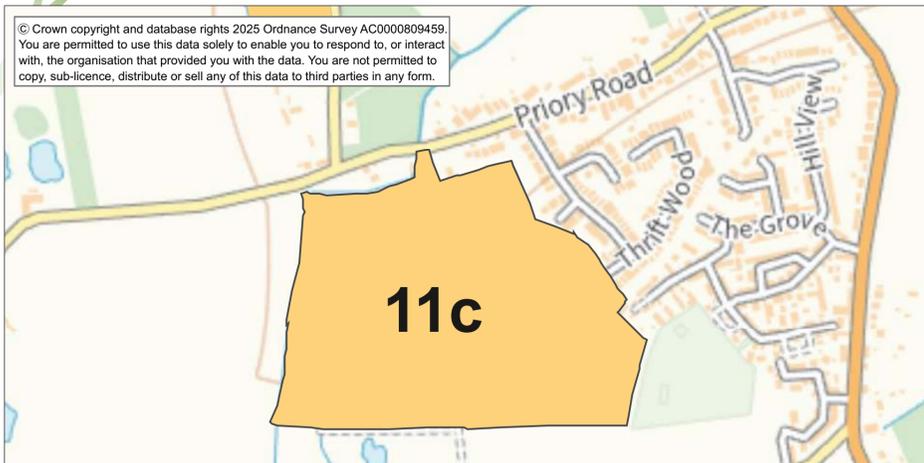
- 60 homes for older people (new site)

Supporting infrastructure for Growth Area 2

Financial contributions towards:

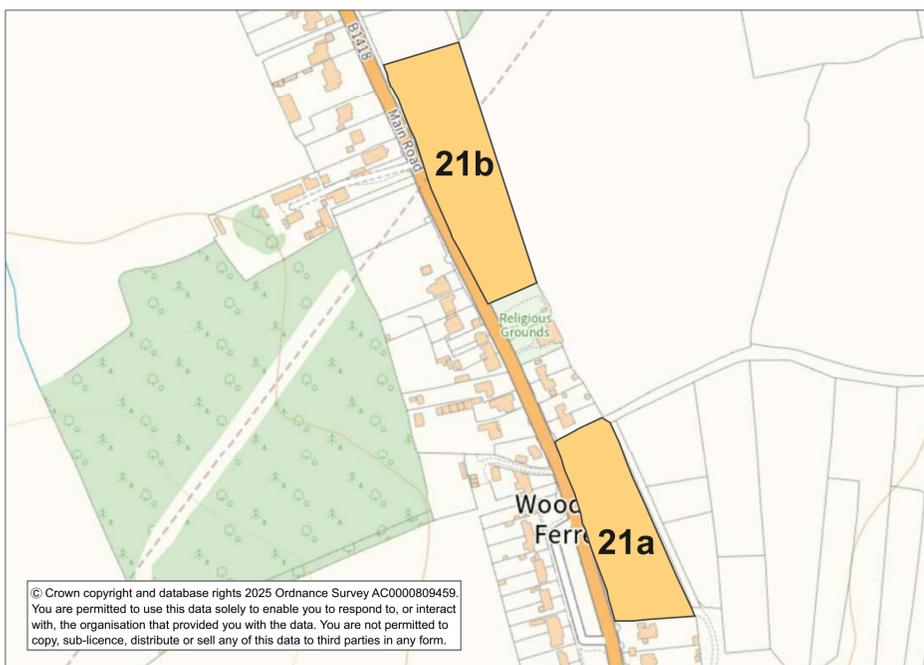
- Road network enhancements
- Active and sustainable transport
- Cycle routes, footpaths and bridleways where appropriate
- Sport, leisure and recreation facilities
- Secondary, primary, and early years childcare
- Community facilities such as healthcare and emergency service facilities

Growth Area 3 – South and East Chelmsford



11c Land West of Barbrook Way, Bicknacre

- 🍃 250 homes (increase from 20 homes)
- 🍃 Community facility
- 🍃 Early years/childcare nursery



21a Land North of Old Rectory Lodge, Main Road, Woodham Ferrers

- 🍃 15 homes

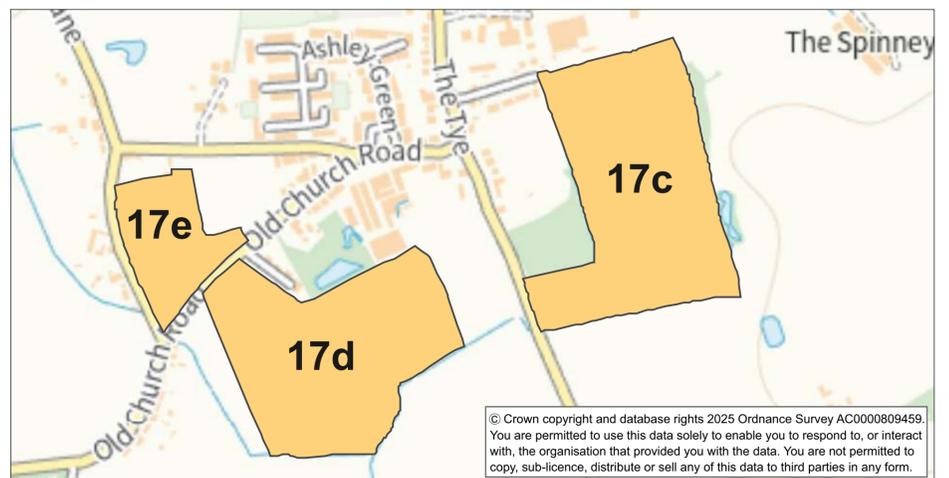
21b Land North of Congregational Church, Main Road, Woodham Ferrers

- 🍃 15 homes

Supporting infrastructure for Growth Area 3

Financial contributions towards:

- 🍃 Road network enhancements
- 🍃 Active and sustainable transport
- 🍃 Cycle routes, footpaths and bridleways where appropriate
- 🍃 Sport, leisure and recreation facilities



17c Land South of Rough Hill Complex, The Tye, East Hanningfield

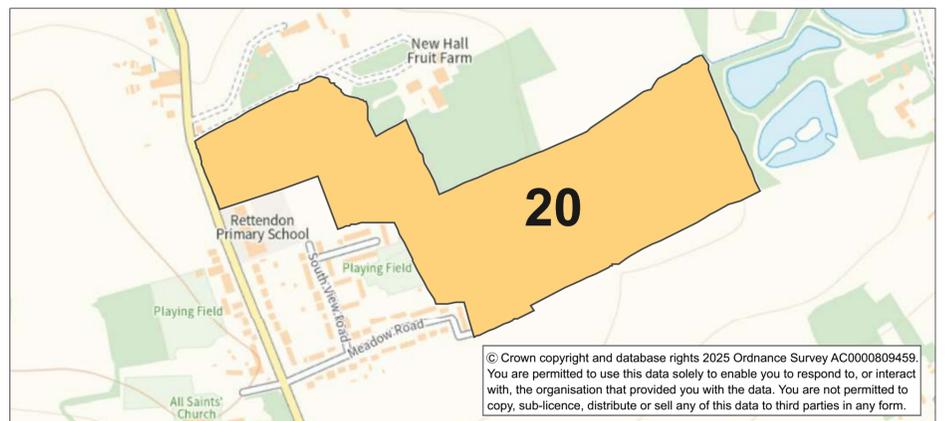
- 🍃 115 homes (new site)

17d Land South and South East of East Hanningfield Village

- 🍃 150 homes (new site)

17e Land South of Windmill Farm, Back Lane, East Hanningfield

- 🍃 40 homes (new site)



20 Land to East and North of Rettendon Place

- 🍃 350 homes (new site)
- 🍃 New/expanded early years/childcare nursery
- 🍃 Land for expansion of primary school

- 🍃 Secondary, primary, and early years childcare
- 🍃 Community facilities such as healthcare and emergency service facilities

What else are we consulting on?

Other policy changes

Including the additional sites means that some other policies in the plan need to be updated as a consequence. These include:

Strategic Policy S6 – Housing and Employment Requirements

Changes include:

- Updated housing supply figures to reflect the latest housing needs and monitoring data figures
- An increased amount of allocated employment floorspace
- An increased windfall allowance from 175 to 195 new homes a year.

Strategic Policy S7 – The Spatial Strategy

Changes include updates to include the additional site allocations and to reflect the latest monitoring data. The Key Diagram has also been updated to show the broad location of the additional sites in the City Council's area.

Integrated Impact Assessment

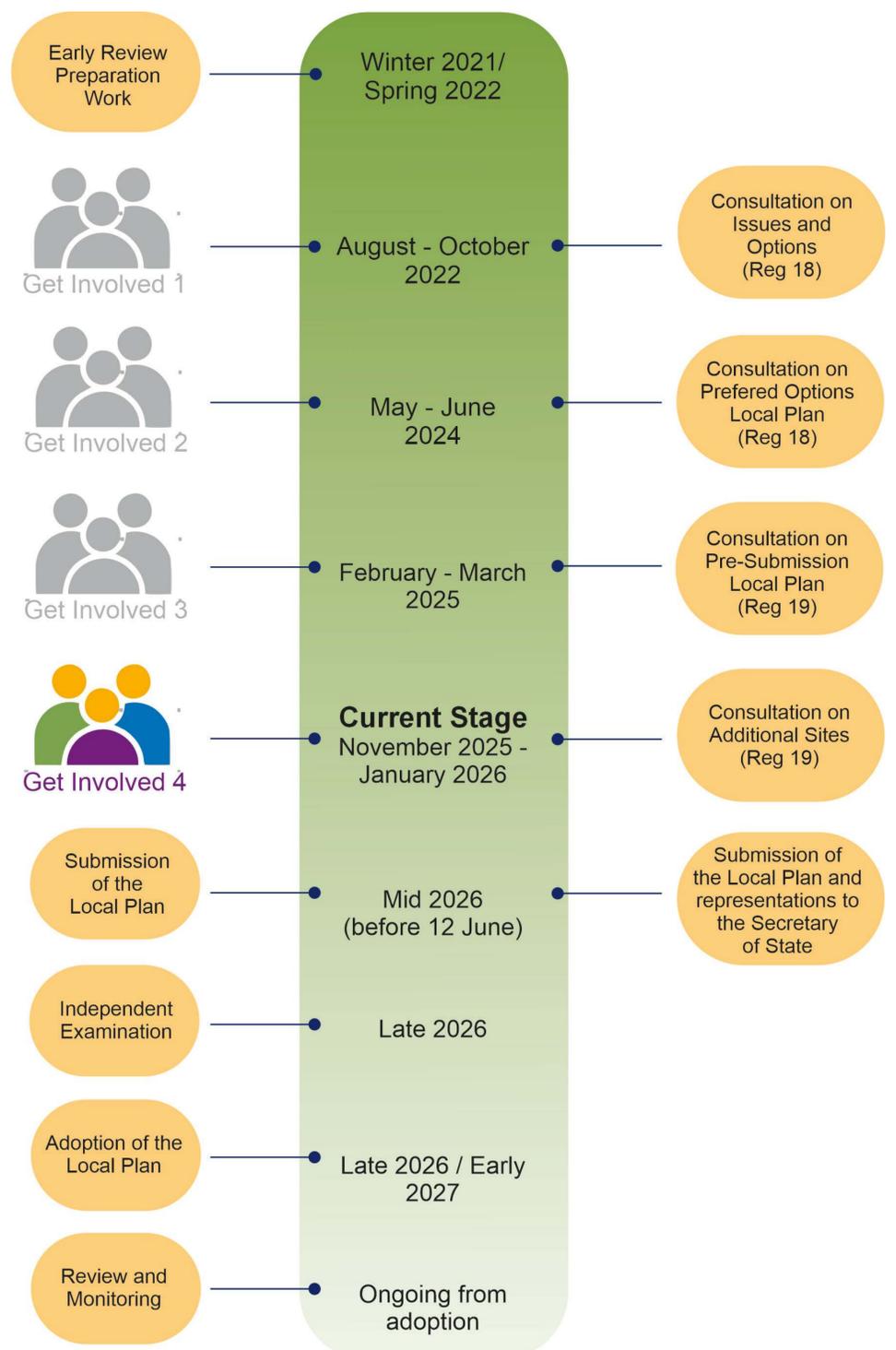
The Integrated Impact Assessment (IIA) combines five different strands of assessment into a single framework:

- Sustainability Appraisal
- Strategic Environmental Assessment
- Habitats Regulations Assessment
- Health Impact Assessment
- Equalities Impact Assessment

The assessment reviews the socio-economic and environmental effects of the Local Plan. Where negative effects are identified, measures will be

proposed to avoid, minimise or mitigate (compensate for) such effects. Where any positive effects are identified, measures will be considered that could enhance these effects.

We have updated our Integrated Impact Assessment (IIA) to consider the additional sites and other policy changes. This is published for consultation alongside the Focused Consultation Additional Sites (Regulation 19) Document.





Have your say

How can I make my comments?

If you made comments to the last consultation in February/ March 2025, you do not need to submit them again.

We are consulting for seven weeks.

- Consultation opens at 10.00am on Thursday 20 November and closes at 4.00pm on Thursday 8 January. We cannot consider comments made before or after these dates.

You can read and make new comments on the consultation documents on the Council's Planning Policy Consultation Portal. You can also sign up for alerts to consultation updates. Visit www.chelmsford.gov.uk/planningpolicyconsult

You can also download a comments form and e-mail it to planning.policy@chelmsford.gov.uk, or post it to Spatial Planning Services, Chelmsford City Council, Duke Street, Chelmsford, CM1 1JE.

We are asking specific questions on whether the Additional Sites (Regulation 19) Document is legally compliant and consistent with national planning policy, which is what the Government requires at this stage. These are called the 'Tests of Soundness'. Detailed guidance on how to make comments is set out in the Statement of Representations at www.chelmsford.gov.uk/as-sor

- The comments form, the consultation documents, exhibition materials, and further guidance can also be found at www.chelmsford.gov.uk/lp-review

Exhibition dates

Location	Date	Time
Council Chamber, Civic Centre, Duke Street, Chelmsford, CM1 1JE	Thursday 11 December Friday 12 December Saturday 13 December	Staffed drop-in exhibition 6pm - 8pm 1pm - 3pm 10am - 12noon
High Chelmer Shopping Centre, Exchange Way, Chelmsford, CM1 1XB	Monday 1 December to Monday 8 December	Unstaffed exhibition panels during shopping centre opening hours
South Woodham Ferrers Town Council, Champions Manor Hall, Hullbridge Road, South Woodham Ferrers, CM3 5LJ	Thursday 4 December to Tuesday 9 December	Unstaffed exhibition panels displayed 9am - 4pm weekdays, Saturday 9am - 3.30pm, Sunday closed

Next steps

We will send all the comments made to this focused consultation, along with all the comments made to the last consultation in February/March 2025, to the Planning Inspector. We will also send the Inspector a summary of the main issues raised and publish it online.