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# Chelmsford City Council Overview and Scrutiny Committee

**17 November 2025**

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## Annual Report of Key Housing Delivery Statistics

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### Report by:

Cabinet Member for a Fairer Chelmsford

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### Purpose

This report sets out, for the Committee's information, housing delivery monitoring statistics for 2024/25 and provides Members with an update on existing, new, and proposed national and local initiatives that impact on the delivery of new housing.

### Recommendations

That the Committee note the contents of the report.

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## 1. Introduction

- 1.1. This report provides an annual update on housing delivery statistics, including our performance against the annual housing requirement number and affordable housing delivery. In addition, it updates the Committee on national initiatives relating to housing supply as well as local initiatives to address housing need.

- 1.2. This report provides an overview of key housing delivery monitoring statistics in Chelmsford for the period 2024/25 (April 2024 – March 2025) and as such is a snapshot for that period. Housing delivery statistics were updated in August 2025 for inclusion in a pending appeal. Most of this report still uses the April data because the statistical baseline has remained the same for the eleven previous reports and provides a year-on-year comparison.

## 2. Context

- 2.1. Overall housing delivery has decreased by 19% in 2024/25, with 813 completions recorded for the financial year. This is compared with 1,015 in 2023/24. Nationally completions have also fallen across England between 2023/24 and 2024/25, albeit by a lower margin (5%)<sup>1</sup>. Completions for the year continue to exceed the annual housing requirement of 805 dwellings per annum which remained in force for the monitoring period.
- 2.2. The delivery of housing is forecast using information obtained from developers to produce an annual Housing Site Schedule (HSS). The April 2025 HSS indicates an expected decrease in the supply of housing for the next financial year (2025/26) but more positively indicates an increased steady supply of housing for the following four years.
- 2.3. Tables 1 and 2 demonstrate the level of housing planning permissions and completions over the last five years.

Table 1 - Numbers of New Homes with extant planning permission

	April 2021	April 2022	April 2023	April 2024	April 2025
Net New Homes with extant Planning Permission	5,532	6,204	4,163	3,261	2,667

Table 2 - Numbers of New Homes completed in Chelmsford City Council area  
(Annual Percentage Increase/decrease)

	2020/21	2021/22	2022/23	2023/24	2024/25
Net New Completed Homes	829 (-0.4%)	866 (+4%)	822 (-5%)	1015 (+23%)	813 (-19%)

<sup>1</sup> Lives tables on housing supply: indicators on new supply – GOV.UK ([www.gov.uk](https://www.gov.uk)) House building permanent dwellings

- 2.4. Table 4 of Appendix 1 (Net Total Completed New Dwellings) shows the number of dwelling completions over the last 10 years and includes a breakdown of the number of affordable housing units delivered.
- 2.5. There has been a 19% increase in the delivery of affordable housing units in the last year, with 195 delivered in 2024/25 compared with 164 in 2023/24.
- 2.6. The affordable housing completions in 2024/25 consisted of 68 shared ownership units and 127 affordable rented units. The affordable housing for rent represents 65% of the total additional affordable housing, which just is below the planning policy requirement on planning gain sites in the Local Plan to deliver 67% of affordable housing on threshold sites as affordable housing for rent; but planning policy requirements reflect permissions, rather than completions data. The affordable housing tenure split relating to the 2024/25 affordable housing completions does not reflect the planning permissions on the relevant sites, but rather the phasing of the affordable housing delivery within this monitoring year.
- 2.7. The breakdown in bedroom size of the 127 affordable housing dwellings completed in 2024/25 compared to the identified need from the Strategic Housing Market Assessment Update (SHMA) (2015) is set out below in Table 3:

Table 3 - Bedroom size of Affordable Homes for Rent

No. Bedrooms	Affordable Housing for Rent							
	1		2		3		4	Sub-total
24/25 Q1	4		2		0		1	7
24/25 Q2	13		4		9		4	30
24/25 Q3	4		11		2		4	21
24/25 Q4	46		19		4		0	69
TOTAL	67		36		15		9	127
(SHMA %)	53% (22.5%)		28% (53.6%)		12% (14.2%)		7% (9.7%)	100%

- 2.8. The affordable housing for rent completions data shows a significant oversupply of one-bedroom dwellings and under supply of two, three and four-bedroom dwellings, compared to the SHMA requirements. Negotiations on the mix of affordable housing are better reflected in planning permission than completions data however to achieve a better balance of new affordable housing for rent in future, Policy DM2 of the Pre Submission (Regulation 19) Local Plan Consultation Document includes the affordable rent mix from the latest Strategic Housing Needs Assessment in the Reasoned Justification.
- 2.9. Table 4 below provides a summary of development progression on key strategic sites. Since the last report, work has completed on further phases at

Beaulieu and Runwell Hospital has fully completed. Further phases at Beaulieu have also commenced.

**Table 4 – Summary of Development Progression on Key Strategic Sites currently under construction or recently completed**

Site	Total Homes	Completed <sup>2</sup>
Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	128	99
Greater Beaulieu Park, White Hart Lane, Springfield - Phase 2 – Zones K&L (complete)	300	300
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone M, N & Q (complete)	272	272
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zones O & P (complete)	111	111
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone V (complete)	145	145
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone W	194	156
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone T	66	57
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone R S & U	246	18
Land at Former Runwell Hospital (St Lukes), Runwell Chase, Runwell, Phase 5 (complete)	71	71

### 3. Chelmsford Housing Delivery Statistics

3.1. Set out within the Annual Report of Key Housing Monitoring Statistics at Appendix 1 of this report, there are five tables providing the following statistical information:

- 1) New homes in pre-planning stage
- 2) New homes within current major planning applications
- 3) New homes with planning permissions
- 4) New homes completed
- 5) Estimated housing trend.

<sup>2</sup> Total Completions as at Q2 2025/26

## New Homes in Pre-planning Application Stage

- 3.2. As of 01/10/2025, there are just over 800 new homes which are the subject of pre-application discussions with Officers. This is significantly lower than last year where around 4,000 dwellings were at pre-application stage.
- 3.3. There are several Planning Performance Agreements (PPAs) in place on the strategic allocations in the Local Plan, which will include pre-application advice. Just over 11,400 dwellings are the subject of a PPA on the following sites:

Table 5 – Sites subject to Planning Performance Agreements

Sites	Developer	Total number of dwellings
Greater Beaulieu Park Chelmsford	Countryside Zest	1000
Former St Peter's College, Fox Crescent	ECC	185
West Chelmsford	Crest Nicholson	880
East Chelmsford 3a	Hopkins	360
Great Leighs 7a	Strategic Site 7 Landowners	750
Great Leighs 7b	Strategic Site 7 Landowners	190
Great Leighs 7c	Strategic Site 7 Landowners	100
North of Broomfield	Bloor	512
North of South Woodham Ferrers	Countryside	1,220
Chelmsford Garden Community	Developer Consortium of Countryside /L&Q, Halley Developments and Ptarmigan Land	6,250
Total		11,447

- 3.4 Table 1 in Appendix 1 provides an area-based summary of where pre-application discussions are in progress, with the total aggregated number of new homes expected. This figure also includes pre-application discussions on sites which already have outline planning permission on reserved matter submissions.

### **New Homes within current major planning applications**

- 3.5 There are 11,571 net new dwellings within major planning applications currently being considered by the City Council (as at 01/10/2025). A breakdown of these major applications is set out in Table 2 of Appendix 1, where a commentary is provided as to the status of each.

### **New Homes with planning permission**

- 3.6 There are 2,667 new homes which currently have a live (extant) planning permission but are yet to be built. This number does not include applications that have a resolution to grant permission pending completion of S106 agreements. Planning applications are time limited and require the commencement of development within three years of the date of the grant of planning permission.
- 3.7 A breakdown of these applications is set out in Table 3 of Appendix 1 and is based on the April 2025 Housing Site Schedule. A revised Housing Site Schedule is published in April every year to reflect new approvals and completions.

### **New homes completed**

- 3.8 Between 2001/02 and 2024/25 there have been 16,966 new homes completed in the City Council's area which equates to an average annual completion rate of 679 new homes per year. The annual totals are set out in Table 4 of Appendix 1.

### **Estimated New Home Completions Trends**

- 3.9 As can be demonstrated above, there are a significant number of new homes currently in the pipeline within the City Council's administrative area. In addition to the supply of housing already with planning permission, there are 11,571 new homes included within major planning applications yet to be determined by the City Council, although this figure includes 762 dwellings that form part of The Meadows application, which is expected to be withdrawn imminently.
- 3.10 There are 2,667 new homes with planning permissions which are yet to be completed. Construction or groundwork has commenced on 96 sites, which is lower than 2023/24 where works had commenced on 123 sites this time last year. This reflects national data which shows starts have fallen by nearly 17% between 2023/24 and 2024/25 across England.<sup>3</sup>

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<sup>3</sup> Lives tables on housing supply: indicators on new supply – GOV.UK ([www.gov.uk](https://www.gov.uk)) House building permanent dwellings

- 3.11 Based solely on the information contained within Appendix 1, it is estimated that completion rates will fall significantly in the next financial year, with 470 (this is estimated to be slightly higher at 518 in the August 2025 Housing Site Schedule) completions predicted in 2025/26. This is mainly due to a fall in both planning permissions and pre-application advice. Phasing information obtained from developers does however shows an increase in the following four years which reflects the volume of new supply included within major planning applications yet to be determined by the City Council.

### **Change of use from Office to Residential**

- 3.12 The Government introduced changes to the planning system in May 2013 which allows offices to be converted into residential use without the need for a planning application to be made to the local planning authority. This has been replaced by a streamlined 'prior approval' process whereby applicants submit their proposals, and the Council can only comment on a narrow scope of issues. There is no ability to request affordable housing through this process, regardless of the number of units proposed.
- 3.13 The Council has permitted just over 120 prior approval applications (up to 31 March 2025) for the conversion of offices to residential, resulting in a further 1,650 residential units with planning permission. Of these, 786 units have been completed. These units are counted in the housing data within Appendix 1. The current regulations stipulate that prior approval schemes must be completed within three years of the date of the approval.

## **4. Housing Delivery Test**

- 4.1. The Housing Delivery Test works by comparing how many homes have been delivered over the previous three years to the number of homes required in the same period. The Housing Delivery Test is an annual test of housing delivery.
- 4.2. The planning policy consequences of not meeting the Housing Delivery Test are set out in the National Planning Policy Framework (NPPF).
- 4.3. The November 2023 Housing Delivery Test result in Chelmsford was 116%, 5% lower than the November 2022 test result (121%) but still 16% more than the number of homes required during 2020/21-2022/23.

## **5. Housing Requirement**

- 5.1. The adopted Local Plan's housing requirement is based on the Objectively Assessed Housing Need of 805 dwellings per annum, and the adopted Local Plan was examined on this basis. This housing requirement was in force until 27 May 2025 when the adopted Local Plan became more than 5 years old. National Planning Policy requires the use of the Government's standard

method to determine local housing need when a local plan becomes more than 5 years old, see Plan Making and Land Allocation below.

- 5.2. The Government first published a standardised approach to calculating housing need in September 2018. Up until December 2024, the Standard Method used the same demographic starting point as the Council's Objectively Assessed Housing Need, national household growth projections (the most recent projections calculated over a 10-year consecutive period, with the current year being the first year). The Standard Method then applied one market signal adjustment relating to a local affordability ratio. This was based on median house prices compared to median workplace earnings and was updated in March each year. A cap was applied to limit the level of increase for individual authorities.
- 5.3. The new approach introduced in the December 2024 NPPF replaces household projections as a starting point with a percentage of existing housing stock levels, as they do not vary significantly over time. It then retains the current method of applying an adjustment for housing affordability using workplace-based median house price to median earnings ratio but increases the significance of affordability by revising the multiplier to 0.95 from 0.25. Also, average affordability over the three most recent years for which data is available is used, rather than the most recent datapoint, to help smooth out changes in affordability and certainty on inputs/outputs of the method. There is no longer a cap to limit the level of increase for individual authorities.
- 5.4. The current local housing need figure is 1,437 new homes per annum for Chelmsford. This represents just over a 78% increase on the adopted Local Plan Housing Requirement figure of 805.
- 5.5. Further information on the reforms to the NPPF and other change to the planning system are set out below.

## **6. Planning and Infrastructure Bill**

- 6.1. In March 2025 the Planning and Infrastructure Bill was introduced to Parliament. The Bill is still making its way through the Houses of Parliament and is subject to Royal Assent. The Bill has five overarching objectives including:
  - Delivering a faster and more certain consenting process for infrastructure projects.
  - Introducing a more strategic approach to nature recovery.
  - Improving certainty and decision-making in the planning system.
  - Enabling more effective land assembly by public sector bodies and ensuring development corporations can operate effectively.



- Introducing effective new mechanisms for cross-boundary strategic planning.
- 6.2. The Bill includes measures to reform planning committees with the intention of facilitating faster decision-making on applications whilst ensuring greater standardisation over the operation of committees.
  - 6.3. The Bill will also enable the government to introduce a system of strategic planning through Spatial Development Strategies. The Bill places a duty on combined authorities, combined county authorities, upper-tier county councils and unitary authorities to establish “strategic planning boards” to prepare a Spatial Development Strategy (SDS) on behalf of the specified groupings of these authorities.
  - 6.4. A SDS will include policies on the use and development of land that are of strategic importance to the area and can include policies on housing (apportioning and distributing housing need to the most appropriate locations) and identify infrastructure requirements. Under an existing legal requirement, local plans must be in general conformity with the SDS.
  - 6.5. Through the forthcoming English Devolution Bill, the government intends to give strategic development management powers to strategic planning authorities that have elected mayors. These powers will enable them to guide planning applications of potential strategic importance, to ensure that the overall strategy and any policies within the SDS are being implemented.

## **7. Levelling Up and Regeneration Act (LURA) 2023**

- 7.1. In October 2023, the Levelling-up and Regeneration Act became law. Many of the measures in the Act will be implemented in due course through secondary legislation and / or regulations and / or changes to national policy. The Levelling-up and Regeneration Act included reference to a new national Infrastructure Levy which the Government has since announced will not be taken forward.
- 7.2. In February 2025, the Ministry of Housing, Communities and Local Government (MHCLG) published a response to the previous government’s consultation on the new plan making system, which came out of the LURA 2023. The intention is to proceed as set out in that consultation, subject to some changes identified in the response, with necessary regulations, policy and guidance to be finalised later this year.
- 7.3. This includes implementing a suite of national policies for decision making with a view to streamlining local plans. There will be greater templating and standardisation of key components of local plans to speed up plan preparation to achieve the 30-month plan-making process, allowing for two mandatory consultation windows.

- 7.4. The LURA also provides for the creation of new supplementary plans that must be site specific or relate to two or more sites which an authority area considers to be 'nearby' to each; except for design related supplementary plans which may be authority area wide. Further guidance will be published on this and the supplementary plan examination process.
- 7.5. Providing the Council submits the Regulation 19 Local Plan before June 2026, the new plan making system will not apply in Chelmsford until after Examination and adoption of the Regulation 19 (Pre Submission) Local Plan.

## 8. NPPF update

- 8.1. MHCLG published an updated NPPF on 12 December 2024. The update was effective immediately. A high-level description of key changes relating to housing delivery is provided below. The updated NPPF:
- Makes housing targets mandatory and reversed other changes made under the previous Government regarding housing supply i.e. reinstated the rolling five-year housing land requirement to be applied irrespective of whether there is an up-to-date local plan in place, as well as reinstating the universal requirement for a 5% buffer in the calculation.
  - Implements a new standard method formula (see paragraph 5.3 above).
  - Confirms transitional arrangements for local plans in the existing system for local plans at an advanced stage of preparation with new transitional (Regulation 19 on or before the 12 March 2025) and the draft housing requirement is at least 80% of the new Standard Method calculation of local housing need.
  - Defines grey belt land within the Green Belt, to be brought forward for homes and other development through both plan and decision-making.
  - Defines new 'golden rules' for land released in the Green Belt, as well as the policy considerations of affordable housing, design quality, and sustainable locations that are part of the presumption in favour of sustainable development - 50% affordable, with appropriate proportion being social rent, subject a viability test using a new Green Belt benchmark land value.
  - Made wider changes to ensure local planning authorities can prioritise the types of affordable homes their communities need which includes the removal of the existing mandatory proportion of First Homes within the affordable housing requirement.
- 8.2. Alongside the new NPPF a revised Planning Policy for Traveller Sites was published which includes a wider definition of gypsies and travellers for the purposes of planning policy.

### Planning Policy Papers

- 8.3. MHCLG have also issued several working papers on different aspects of planning reforms. These are briefly summarised below.

### Brownfield Passport

- 8.4. This working paper invited views on further action the government could take through the planning system to support the development of brownfield land in urban areas. It proposes options for a form of 'brownfield passport', which would be more specific about the development that should be regarded as acceptable, with the default answer to suitable proposals being a straightforward "yes". The proposals relate to the principle, the scale, and the form of development, and to the potential wider use of Local Development Orders to grant area-wide permissions.

### Development and Nature Recovery

- 8.5. The paper proposes a new approach which uses funding from development to deliver environmental improvements and moves more responsibility for these improvements onto the state rather than developers. The aim of this approach is to free up and accelerate development while ensuring better environmental outcomes using funding from development to deliver environmental improvements at scale which will have the greatest impact. If taken forward the Government would use the Planning and Infrastructure Bill to make the necessary legislative changes to establish a more efficient and effective way for Habitat Regulations and other environmental obligations to be discharged, pooling individual contributions to deliver strategic interventions.
- 8.6. In addition, the Department for Environment, Food and Rural Affairs (DEFRA) launched a consultation in May 2025 on options for how Biodiversity Net Gain (BNG) should be applied across small and medium sites, making sure new and improved natural habitats can be delivered faster without holding up new development. It also consulted on the implementation of BNG for Nationally Significant Infrastructure Projects (NSIPs) from May 2026. DEFRA is still analysing feedback on the consultation at the time of drafting this report.

### Planning Committees

- 8.7. This paper proposed options for change to planning committees in England that would support the plan-led system, including the introduction of a national scheme of delegation, a new system of targeted committees for strategic development, and mandatory training for committee members. All three reforms would require changes to primary legislation through the Planning and Infrastructure Bill.
- 8.8. In May 2025, MHCLG launched a technical consultation on the modernisation of planning committees, which is being legislated for through the Planning and Infrastructure Bill. This includes detail on the proposed national scheme of delegation which would direct most minor and technical applications to planning officers, freeing up committees to consider the most complex and controversial cases. The proposal is to categorise applications into those that must be delegated to officer (Tier A) and those where there is a presumption of

delegation, but the committee can still scrutinise if the chair of the planning committee and the chief planner agree (Tier B). MHCLG is still analysing feedback on the consultation at the time of drafting this report.

### Reforming Site Thresholds

- 8.9. This paper proposes options for reforming site thresholds within the planning system. This would introduce a graduated approach, with 3 separate thresholds: minor, medium and major. The paper explores how different site sizes should be treated within the planning system and proposes streamlining disproportionate requirements on small and medium sites, while maintaining and strengthening requirements on major development.

### Speeding up Build Out

- 8.10. This working paper invited views on further action the government could take to speed up homes being built. Key government proposals include:

- **Transparency and Accountability:** Taking forward measures provided for in the LURA 2023 to introduce a build-out reporting framework and a related power for Local Planning Authorities to decline to determine planning applications from relevant persons who fail to build out quickly. This includes the introduction of commencement notices and annual progress reports which must be submitted to local planning authorities for all new relevant residential development and completion notices - committing reforms to the operation of completion notices introduced under section 112 of the LURA, replacing the need for the Secretary of State's consent for a notice with an appeals mechanism.
- **Mixed Tenure Thresholds:** considering a range of options to set a threshold where mixed tenure development would be required to help increase build out rates and support broader market diversification.
- **Compulsory Purchase Orders:** to support the use of CPOs on stalled sites, the government intends to implement a reform introduced by the LURA 2023 to allow the conditional confirmation of CPOs. This will allow the compelling case for use of CPOs to be established earlier in the land assembly process on sites where alternative proposals have been put forward by landowners.
- **Delayed Homes Penalty:** exploring the possibility of introducing a new penalty tool for local authorities. The penalty would effectively be a last resort measure, which the government hopes not to have to implement, but which may be needed if industry does not sufficiently adapt and fulfil their commitment to deliver homes more quickly.

- 8.11. This paper was supported by a technical consultation on implementing measures to improve build out transparency launched in May 2025. MHCLG is still analysing feedback on the consultation at the time of drafting this report.

### **Streamlining Infrastructure Planning**

- 8.12. This paper proposes several measures that could be taken to streamline the consenting process for national infrastructure and to enable faster decision-making (see paragraph 6.1 above).
- 8.13. MHCLG has been preparing amendments to the Planning and Infrastructure Bill to make it quicker and easier to deliver critical infrastructure projects. The proposed measures include streamlining NSIP consultation requirements, ensuring National Policy Statements are kept up to date and reducing opportunities for judicial review. Alongside the Bill, MHCLG has published a consultation document which considers other implementation measures including secondary legislation and the updating of government guidance.

## **9. National Initiative Update**

### **Single Homelessness Accommodation Programme (SHAP)**

- 9.1. Over £1m capital funding has been secured from the Ministry of Housing, Communities and Local Government towards the development of 24 modular units for single homeless households as part of the re-development of CHESS' Site in West Hanningfield, which is now complete and occupied.

### **Local Authority Housing Fund Round 2 (LAHF2) and 3 (LAHF3)**

- 9.2. The Council secured capital grant funding under LAHF2 and LAHF3 to provide additional dwellings for households owed a homelessness duty by the local authority.
- 9.3. We have been working in collaboration with CHP to deliver these homes, which will total 23 additional temporary accommodation dwellings.

### **Housing Infrastructure Fund**

- 9.4. Funding from the Government's Housing Infrastructure Fund (HIF) has been secured to support the delivery of housing in two of the strategic allocations in the adopted Local Plan.

### **Chelmer Waterside**

- 9.5. £13.7m from the Marginal Viability element of the HIF was secured to support the delivery of the new access road and bridge and removal of the high-pressure gas constraints in Chelmer Waterside.
- 9.6. Following the grant of planning permission for the new bridge in June 2021, Bow Bridge Road was opened in July 2025.

- 9.7. Planning permission for the relocation of the Gas Pressure Reduction System on the former Gas Works was granted in May 2022. This work is due to complete in March 2026 and, together with the Bow Bridge Road, will enable the regeneration of Chelmer Waterside for housing-led development.

### **NE Chelmsford - Chelmsford Garden Community**

- 9.8. Strategic Growth Site Policy 6 – North-East Chelmsford, was given formal status as a Garden Community by Homes England in summer 2019 and encompasses the emerging communities of Beaulieu and Channels. The new part of the development will eventually deliver around 6,250 new homes, of which 35% are anticipated to be affordable on applicable sites.
- 9.9. Stage 1 of the Masterplan Framework which is comprised of three core documents – the Development Framework Document, the Infrastructure Delivery Plan (IDP) and Planning Framework Agreement were presented to Chelmsford Policy Board in December 2022 and agreed by Cabinet in January 2023.
- 9.10. The planned new Chelmsford North-East Bypass (CNEB) and Beaulieu Park Station provide essential infrastructure to deliver the Chelmsford Garden Community. They are jointly funded through a £218 million Housing Infrastructure Fund (HIF) award. Due to significant increases in construction costs and inflationary pressures, the HIF award will now fund the first phase of the bypass.
- 9.11. Final planning permission was granted for Beaulieu Park Station in June 2022 and the new Beaulieu Park Station opened on the 26 October 2025.
- 9.12. Planning permission was granted by ECC for the Chelmsford Northeast Bypass in March 2022 and advanced works started in November 2022. The bypass will be delivered in phases, with the first section connecting the new Beaulieu Park Station and junction 19 of the A12 at Boreham Interchange via the Beaulieu Parkway Bridge.
- 9.13. To the north, construction has commenced on section 1A of the bypass that will join with a new east-west link road (Northern Radial Distributor Road), to be built by the developers as part of the Chelmsford Garden Community. The link road will connect the bypass to the A131 Essex Regiment Way at Wheelers Hill roundabout. Section 1A of the bypass is expected to be finished by Summer 2026.
- 9.14. Table 2 in Appendix 1 provides an update regarding the planning applications for Zones 1 – 3 at Chelmsford Garden Community.

## Garden Community Capacity Fund

- 9.15. A further bid for Garden Communities capacity funding was submitted to Homes England in August 2025. Officers understand that MHCLG are reviewing the national garden community capacity fund, and we await the conclusion of this review.

## 10. Local initiatives to address housing need

- 10.1. As a local authority, the Council has limited influence on the national economic climate and policies. However, it can use other means to ensure we meet our obligations locally.

### Chelmsford Housing Strategy 2022 – 2027 /

#### Homelessness and Rough Sleepers Strategy 2025 -2030

- 10.2. The Chelmsford Housing Strategy was adopted in March 2022. It established 6 strategic priorities required to achieve a better, more balanced supply of homes that meet the Council's statutory duties and the City's strategic housing needs.
- 10.3. Each strategic priority is accompanied by a range of initiatives and interventions. An annual update of these initiatives and interventions against the strategic priorities is provided in Table 6 below.
- 10.4. An updated Homelessness and Rough Sleepers Strategy 2025-2030 was published in June 2025. The actions reported in Table 6 below incorporate initiatives to tackle homelessness and rough sleeping and the causes of this.

**Table 6 – Chelmsford Housing Strategy 2022 – 2027 Actions Update**

Strategic Priority	Actions
Increasing the supply of affordable homes with a focus on larger units	<ul style="list-style-type: none"> <li>• Completion of Strategic Housing Needs Assessment and Local Plan Viability Assessment updates to maximise the proportion of affordable housing for rent that can be secured through planning gain.</li> <li>• Secured planning permission for an additional 72 units of affordable housing on council owned land.</li> <li>• Enabled the acquisition of 18 larger units of temporary accommodation.</li> </ul>
Increase the supply of affordable homes from the existing housing stock	<ul style="list-style-type: none"> <li>• Chain building lettings agreed on a strategic site with larger houses.</li> <li>• Acquisition of land to provide affordable housing suitable for downsizers.</li> </ul>
Supporting landlords and tenants of privately rented homes	<ul style="list-style-type: none"> <li>• Contribute to the East of England National Resident Landlords Association</li> </ul>



Enabling the right supply of specialist housing to meet local need

- Ongoing tenancy sustainment work in the private sector, including the Homes for Ukraine support.
- Joint preparation by Housing Standards and Strategic Housing Services for the implementation of the Renters Reform Bill in 2026.
- Completion/occupation of 9 new units with support from Housing Dilemmas.
- 24 additional units for rough sleepers and single homeless by CHESS at Turning Point utilising SHAP funds as referenced above.
- 26 additional units for single homeless persons with mental health support needs.
- 12 units for domestic abuse commissioned in place of Essex County Council utilising funding allocated specifically for the implementation of the Domestic Abuse Act.
- Commissioned 26 units for single homeless with support needs following Essex County Council withdrawal of revenue funding.
- Advance discussions on the provision of additional supported accommodation for homeless families escaping domestic abuse.
- Advanced pre-application discussion on re-provision of supported accommodation for young people to provide 32 additional units of accommodation.
- Advanced discussions / planning proposals for 32 additional modular temporary accommodation units in two locations for homeless households and those with high level mental health needs.
- Negotiations for Specialist Residential Accommodation provisions on strategic sites progressed.

Develop Effective Partnerships

- Maintained Investment Partner status with Homes England and regular investment partnership meetings to secure additional investment in delivering affordable homes in Chelmsford.
- Review of the management of existing temporary accommodation commenced.
- Maintained service level agreement with Eastern Community Homes and action plan to improve knowledge and awareness of community-led housing.
- Working with CHP to deliver two 100% affordable schemes providing 39 affordable homes in total.
- Working with Guinness to deliver 57 homes on council owned land.
- Regular reviews of KPIs within the Housing Service.

Monitoring trends and performance to inform future actions.



## Plan-making and Land Allocation

- 10.5. The Council is expected to allocate land for new development in the new Local Plan and ensure there is a rolling supply of deliverable sites to provide at least five years' supply of new homes. The Council adopted the Chelmsford Local Plan 2013-2036 on the 27 May 2020.
- 10.6. We need to review the Plan at least every five years to ensure that it remains up to date and continues to meet our needs for development growth to 2041. The review of the adopted Chelmsford Local Plan commenced in Winter 2021 and following consultations in 2022 and 2024, the Pre-Submission (Regulation 19) version was published for consultation in Spring 2025.
- 10.7. A further focused stage of consultation on proposed additional sites to add to the Pre-Submission (Regulation 19) Local Plan was presented to Chelmsford Policy Board on the 6 November 2025. The reasons for the additional consultation are:
- Three strategic sites in the Pre-Submission (Regulation 19) Local Plan, which were expected to contribute to housing delivery in the next five years, have either stalled or have been significantly delayed
  - The reassessment and re-profiling of the Council's housing land supply (August 2025) shows that other development sites will not be built as quickly as originally envisaged in the next five years
  - As the adopted Local Plan became more than five years old on 27 May 2025 the housing need figure is out of date which means for decision making on current planning applications the Council does not currently have 5 years of deliverable housing supply
  - The Government announced the cancellation of the A12 Chelmsford to A120 Widening Scheme which had planning permission through a Development Consent Order (DCO).
- 10.8. The NPPF requires Local Plans to identify specific deliverable housing sites against their housing requirement for five years from when they intend to adopt the Plan. It also requires local planning authorities to identify and update annually a rolling supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. Where the strategic policies are more than five years old, as in Chelmsford's case, this local housing requirement is calculated using the Government's 'Standard Method'. The supply of specific deliverable sites should also include a buffer of at least 5% to ensure choice and competition in the market for land. In prescribed circumstances this buffer increases to 20%.
- 10.8. Due to changes in the calculation of the housing requirement and planning status of some existing strategic sites in the adopted Local Plan, the Council's 5YHLS was re-assessed and re-published in August 2025. This exercise involved reassessing the rates at which some sites currently in the supply would come forwards. This shows that the Council is not currently able to demonstrate a 5YHLS for decision-making on current planning applications.

- 10.9. As referenced in paragraph 8.1 above, the latest NPPF contains transitional arrangements for plan-making stating that the policies in the latest version of the NPPF will apply other than in prescribed circumstances including where a plan has reached Regulation 19 on or before the 12 March 2025 and the draft housing requirement is at least 80% of the new Standard Method calculation of local housing need. In these circumstances, the plan will be examined under the December 2023 NPPF.
- 10.10. The Pre-Submission (Regulation 19) Local Plan proposes a housing requirement of 1,210 new homes per annum (22,990 across the plan period) which equates to 84% of the current NPPF local housing need figure of 1,437 calculated using the latest standard method.

### **Housing Delivery Group**

- 10.11. An officer Housing Delivery Group within the Planning Service has been established and meets monthly to keep under review the housing land supply on strategic sites and implement actions to improve the housing land supply in the short to medium term. This has led to a review of the masterplan process and monitoring of decision-making timescales on developments incorporating 50 or more dwellings.

## **11. Conclusion**

- 11.1. Chelmsford has delivered more new homes than required over the last year, but completions are 19% lower than the previous year and residual planning permissions are 18% lower than in 2023/24.
- 11.2. Pre-application enquiries are significantly lower compared with the 2023/2024, As of 01/10/2025, there are just over 800 new homes which are the subject of pre-application discussions with Officers compared with around 4,000 at the same time in 2024. Commencements are also 22% down on the previous monitoring year.
- 11.3. The number of homes in the planning system which are the subject of major planning applications remains high, but it is essential that these are determined to improve the number of planning permissions, likelihood of commencements and the Council's five year housing land supply position.
- 11.4. Whilst there has been an increase in affordable housing completions in 2024/25 compared to 2023/24, because the supply of new affordable housing is linked to the overall housing supply, any reductions in planning permissions and commencements will also impact on the supply of affordable housing in the short term.
- 11.5. The review of the Local Plan is well underway, and the additional sites consultation seeks to improve the land supply in the short term.
- 11.6. National reforms to planning and infrastructure laws and planning policy are all geared towards accelerating development to address the housing crisis.

11.7. The Council will continue to monitor and respond to changes to the national planning framework to support the delivery of housing and other essential infrastructure identified in the Local Plan.

### List of appendices:

#### **Appendix 1 – Annual Report of Key Housing Monitoring Statistics**

### Background papers:

None

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### Corporate Implications

#### Legal/Constitutional:

The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990, as amended. Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended) and paragraphs 54 to 57 of the National Planning Policy Framework (February 2019) set out the Government's policy on planning obligations.

The Levelling Up and Regeneration Act 2023 will be implemented in due course through secondary legislation and / or regulations and / or changes to national policy.

#### Financial:

The rate of new housing delivery directly impacts upon the amount of New Homes Bonus received by the Council and financial contributions to supporting infrastructure through the existing planning obligations process (Section 106 Agreements) and Community Infrastructure Levy receipts. The rate of delivery of new affordable housing for rent impacts on the Council's reliance on temporary accommodation, including the most expensive forms of temporary accommodation provided in the form of bed and breakfast accommodation and nightly lets.

#### Potential impact on climate change and the environment:

The Local Plan promotes sustainable development and includes policies to mitigate and adapt to climate change and to protect the environment.

Additional new development outlined within the Chelmsford Local Plan could have an adverse impact on climate change and the environment. This can be mitigated

by Building Regulation and planning policy requirements related to environmental sustainability.

Contribution toward achieving a net zero carbon position by 2030:

The Local Plan promotes sustainable development and includes policies to reduce carbon emissions e.g. NE4 Renewable and Low Carbon Energy and Site Allocations Policies.

Future additional new homes will be required to comply with Building Regulation and planning policy requirements. This includes the Future Homes Standard and the Future Homes and Buildings Standards.

The Review of the Local Plan will consider how policies can be strengthened/updated and some new policies introduced to better reflect the Council's Climate Change and Ecological Emergency declaration and Action Plan to make the Council's activities net-zero carbon by 2030 and recommendations of the Essex Climate Action Commission (ECAC).

Personnel:

None

Risk Management:

None

Equality and Diversity:

Housing delivery is important for all tenures and types of housing to meet the community's needs. The Council will need to undertake an Equalities and Diversity Impact Assessment, if any new policies or procedures to be introduced or implemented, particularly to ensure that no identified group from within the Equalities Act is more affected than others.

There are no new policies recommended in this report.

Health and Safety:

None

Digital:

None

Other:

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### Consultees:

Chelmsford City Council – Sustainable Communities Directorate

Chelmsford City Council – Financial Services

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## Relevant Policies and Strategies:

### Corporate Plan

The above report relates to the following priorities in the Corporate Plan:

- A fairer and more inclusive place
- A greener and safer place
- A more connected place

Chelmsford Local Plan 2013-2036

Chelmsford Housing Strategy 2022-2027

Chelmsford Homelessness and Rough Sleeping Strategy 2020-2024

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**APPENDIX 1**

# **Annual Report of Key Housing Monitoring Statistics**

November 2025

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Table 2 New Homes in Current Major Planning Applications

Table 3 New Homes with Planning Permissions

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## Introduction

Set out below is the explanatory text for each of the following tables which provide the key monitoring information for housing delivery in the City. Where it is possible the number of affordable housing is shown as a sub-set of the overall housing numbers.

### **Table 1 - New Homes in Pre-Planning Application Stage**

Table 1 contains the number of planned new dwellings on major development sites<sup>1</sup> within each of the City Council's development plan areas. The sites have been aggregated and individual sites have not been identified due to the confidential and sometimes commercially sensitive nature of the pre-planning process.

### **Table 2 – New Homes in Current Major Planning Applications<sup>1</sup>**

Table 2 contains the number of new dwellings that are contained within planning applications that are currently under consideration by the City Council. It provides the specific site information by application; it also contains a commentary of the status of each individual site.

Depending on the type of application i.e. Outline or Full, the number of new dwellings may be either a range or an identified number. In addition, the number of new homes can vary through the life of an application due to amendments to schemes made before a formal decision is made. Although most of the sites trigger the City Council's policy requirement to provide affordable housing (11 or more dwellings), the final level and type of affordable housing secured can only be reported once a formal decision has been issued.

### **Table 3 – New Homes with Planning Permissions**

Table 3 contains the number of new dwellings which have been granted planning permission and are still within the time limit to commence development. This is presented site by site and contains the level of affordable housing on the relevant sites. The information is sourced from the latest Housing Site Schedule which is published in April each year. To ensure that there is no double counting with completion data, Table 3 only contains development sites that have yet to be completed and provides the specific site information by application.

### **Table 4 – Total Completed New Dwellings (Net)**

Table 4 provides an annual total of completions of new dwellings in each financial year since 2014/15 with affordable homes reported separately and then included within annual totals. In addition, a cumulative total is provided in order to provide a total of new dwellings completed. The first two quarters of 2025/26 are provided for information only.

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<sup>1</sup> 10 or more dwellings



**Table 1 – Aggregated New Homes at Pre-Planning Stage on Major Development Sites**

<b>Local Plan Area</b>	<b>No. of Sites</b>	<b>No. of New Homes</b>	<b>Status of Sites (01/10/25)</b>
Growth Area 1	4	356	Variety of sites most of which are acceptable in principle
Growth Area 2	4	400	
Growth Area 3	2	80	
<b>TOTAL</b>	<b>10</b>	<b>836</b>	

**Table 2 – New Homes within Current Major Planning Applications for Major Development**

Site	Application Reference	No. of New Homes	Status of Application (01/10/2025)
Land at Manor Farm Sandford Mill Lane Great Baddow Chelmsford	22/01732/OUT and 22/01732/FUL	360	Hybrid application, part full and part outline. Currently under consideration, negotiations ongoing with applicant. Applicant working on amendments and an updated pack of drawings and documents expected by end October 25. Once received these will be reconsulted upon. Presentation to committee anticipated Q1 2026.  Site also relies on new 5-arm roundabout proposal 24/01284/FUL. New drawings reconsulted on in Aug 25. Final amendments to these drawings currently underway. Presentation to committee anticipated Q4 2025.
Zone 3 Chelmsford Garden Community Beaulieu Parkway Chelmsford	23/00124/FUL and 23/00124/OUT	1250	Dependent on National Highways removing their holding objection and not raising any matters that impact on viability. Final matters being worked through. Committee potentially December 2025.
Chelmsford Garden Community Zone 2 Beaulieu Parkway Chelmsford	23/01751/OUT	3500	Dependent on National Highways removing their objection and not raising any matters that impact on viability. Comments provided on scheme submission in the process of being addressed by Vistry and revised plans due late October. Committee potentially March 2026.
Zone 1 Chelmsford Garden Community Pratts Farm Lane Little Waltham Chelmsford	22/01950/OUT and 22/01950/FUL	1500	Dependent on National Highways removing their holding objection and not raising any matters that impact on viability. Final matters being worked through. Committee potentially December 2025.
Zones X and Y Great Beaulieu Park Chelmsford	24/00194/REM	270	Final amendments being negotiated. Delegated decision likely November 2025.

Land Rear Of Claythorn Chives And Albyns Domsey Lane Little Waltham Chelmsford	24/00677/OUT	41	Heads of terms for s106 Agreement and planning conditions in the process of being agreed. Application potentially going to committee; referral post committee for Zone 1, likely December 2025 / early 2026.
Land North of Warren House Roxwell Road Writtle Chelmsford	21/01545/OUT	880	On 3rd December 2024, Planning Committee resolved to grant permission subject to completion of S106 agreement and conditions. Awaiting completion of S106 agreement. Decision expected before the end of 2025.
Banters Field Main Road Great Leighs Chelmsford	21/02490/OUT	190	On 4 <sup>th</sup> February 2025, Planning Committee resolved to grant permission subject to completion of S106 agreement and conditions. Awaiting completion of S106 agreement.
Land South East Of Banters Lane Business Park Banters Lane Great Leighs Chelmsford	24/00695/OUT	105	On 17 <sup>th</sup> June 2025, Planning Committee resolved to grant permission subject to completion of S106 agreement and conditions. Awaiting completion of S106 agreement. Decision expected before the end of 2025.
Moulsham Hall Lane Great Leighs Chelmsford	23/01583/FUL	750	On the 4 <sup>th</sup> April 2025, Planning Committee resolved to grant permission subject to the completion of S106 agreement and conditions. Awaiting completion of S106 agreement. Decision expected before the end of 2025.
Land North West of Hamberts Farm Burham Road South Woodham Ferrers Chelmsford	21/01961/OUT and 21/01961/FUL	1020	On 7 <sup>th</sup> February 2023, Planning Committee resolved to grant planning permission subject to conditions and the lifting of a holding direction from the Secretary of State. The Secretary of State lifted their holding direction on 12 April 2023. Cabinet agreed use of CIL to meet specific infrastructure on the site and the matter will be reported back to Planning Committee in December 2025. The S106 is currently being negotiated and drafted.
Land North of South Woodham Ferrers Burnham Road South Woodham Ferrers	22/00311/OUT	200	On 17 <sup>th</sup> April 2023, Planning Committee resolved to grant planning permission subject to conditions and the completion of a S106 agreement. The S106 agreement is currently being drafted. Planning application received for new temporary

			junction on B1418 (24/01557/FUL), which is under consideration.
Site at 34-46 Baron Road and 11-23 Heralds Way South Woodham Ferrers Chelmsford	23/01788/FUL	34	Approval pending completion of S106 agreement. The delay is due to land ownership and the need for up-to-date title documents.
Danecroft Woodhill Road Danbury Chelmsford	24/01643/OUT	15	A viability report has been submitted, which is currently being considered by Aspinall Verdi.
Land South Of Maldon Road And East Of Hyde Green Maldon Road Danbury Chelmsford	24/01786/OUT	72	Application under consideration. Concerns addressed. Drafting delegated report recommending approval subject to legal agreement and conditions. If called in, to be considered at planning committee.
Land West Of Barbrook Way Priory Road Bicknacre Chelmsford	25/01158/OUT	250	Application received and currently being considered. Public consultation runs until 10 <sup>th</sup> October.
Rivermead Industrial Estate Bishop Hall Lane Chelmsford	25/00274/FUL	67 (student accommodation)	163 student units (in accordance with the Housing Delivery Test: 2023 measurement technical note, a ratio of 2.4 has been applied to the total capacity of the site to produce the output shown). Due to be determined in November 2025.
Car Park Meteor Way Chelmsford	25/01003/FUL	22	Application currently being considered. Likely to be determined at December Planning Committee
The Meadows Development Backnang Square Chelmsford	24/01046/OUT and 24/01046/FUL	762	Application expected to be withdrawn imminently
St Peter's College Fox Crescent Chelmsford	24/00228/OUT	185	Awaiting Highway comments, other various issues are being discussed. No date for expected decision
Land And Building Adjacent 9 Springfield Road	25/00363/FUL	181 co-living units, equating to approximately	Application under consideration. Concerns raised to applicant, particularly re scale, affordable housing contribution, and internal arrangement. Amended drawings expected imminently. Decision

Chelmsford		98 dwellinghouses	expected Q4 2025.
<b>TOTAL</b>		<b>11,571</b>	

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Extant Local Development Framework Sites									
Town Centre Area Action Plan Allocations									
24 Duke Street Chelmsford	Chelmsford - Moulsham and Central	TCAAP10 (part of)	118	0	0%	0	0	17/01172/FUL approved 26/07/2018	Y
SUB TOTAL			118	0	0%	0	0		
North Chelmsford Area Action Plan									
Land north south and east of Belsteads Farm Lane Broomfield (Channels) - Phase 6	Chelmsford Garden Community Springfield North	NCAAP 6, 26-27	133	28	35% spread across all phases	105	28	10/01976/OUT approved 31/10/2012	Y
Land East of North Court Road and North of Hospital Approach Broomfield Chelmsford	Chelmsford Garden Community Springfield North	NCAAP1	43	0	N/A	0	0	13/00409/FUL approved 28/05/2014	Y
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone W	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	194	52	27%	142	28	09/01314/EIA approved 07/03/2014	Y
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone T	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	66	18	27%	49	18	09/01314/EIA approved 07/03/2014	Y
Greater Beaulieu Park White Hart Lane Springfield - Phase 3 - Zone R S & U	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	246	67	27%	0	0	09/01314/EIA approved 07/03/2014	Y
Greater Beaulieu Park Generals Lane Boreham - Phase 4 - Zone X&Y	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	274	74	27%	0	0	09/01314/EIA approved 07/03/2014	N
Greater Beaulieu Park Generals Lane Boreham - Phase 4 - Zone Z	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	300	81	27%	0	0	09/01314/EIA approved 07/03/2014	N
Greater Beaulieu Park Generals Lane Boreham - Phase 4 - Zone ZZ	Chelmsford Garden Community Springfield North	NCAAP 5,7-10,12	426	115	27%	0	0	09/01314/EIA approved 07/03/2014	N
SUB TOTAL			1682	435	28% Average	296	74		
Site Allocations Development Plan Document Allocations									

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Morelands Industrial Estate, Tileworks Lane, Rettendon	Bicknacre and East and West Hanningfield	SAD16	92	0	0%	39	0	19/00384/OUT approved 06/04/2020	Y, Sept 2022
Land between Back Lane and Old Church Road East Hanningfield	East Hanningfield - Bicknacre and West Hanningfield	SAD20	26	10	38%	0	0	17/01646/OUT allowed at appeal 02/01/2020	N
SUB TOTAL			118	10	19% Average	39	0		
Large Sites (Unallocated)									
47 Broomfield Road Chelmsford	Chelmsford - Marconi	TCAAP	14	0	N/A	0	0	16/01145/FUL approved 30/09/2016	Y, building demolished
Site rear of 30-34 Broomfield Road	Chelmsford - Marconi	TCAAP	24	0	0%	0	0	18/01544/FUL approved 28/02/2019	Y, Jan 2022
Kingfisher House 10 Hoffmans Way Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	17	0	N/A as prior approval	0	0	24/00734/CUPAMA approved 16/07/24	Y, Jan 24
South Side Car Park Railway Street Chelmsford	Chelmsford - Marconi	Growth Area 1	10	10	100%	0	0	21/01767/FUL approved 28/01/2022	N
Site at The Atlantic Hotel New Street Chelmsford	Chelmsford - Marconi	Growth Area 1	10	0	N/A	0	0	21/01982/FUL approved 25/07/2022	IN September 2022
International House 2 Navigation Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	48	0	0%	0	0	23/01915/FUL approved 10/10/2024	N
Land to the rear of 51- 54A High Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	10	0	N/A	0	0	19/01381/FUL approved 15/01/2021	Y
58 New London Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	15	0	N/A as prior approval	0	0	23/00614/CUPAMA approved 26/06/2023	N
189 Moulsham Street and Land to the Rear	Chelmsford Town Area - Moulsham and Central	TCAAP	10	0	N/A	0	0	24/01221/FUL approved 28/03/2025	Y
1/1A Moulsham Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	10	0	N/A	0	0	22/01541/FUL approved 01/03/2024	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Car Park Anchor Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	15	15	100%	0	15	23/01997/FUL approved 27/03/2024	N
Royal & Sunalliance Parkview House Victoria Road South	Chelmsford - Moulsham and Central	TCAAP	45	0	0%	0	0	15/01651/MAT/1 approved 19/08/2016	Y (See 17/01984/CLEUD)
Royal & Sunalliance Parkview House Victoria Road South	Chelmsford - Moulsham and Central	TCAAP	15	15	0%	0	15	15/01590/MAT/1 approved 19/08/2016	Y
Paragon House Coval Wells Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	25	0	N/A as prior approval	0	0	24/00010/CUPAMA approved 27/02/2024	Y, Jan 25
Paragon House Coval Wells Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	23	0	N/A as prior approval	0	0	24/00236/CUPAMA approved 20/03/2024	Y, Jan 25
Paragon House Coval Wells Chelmsford	Chelmsford Town Area - Waterhouse Farm	N/A	17	0	N/A as prior approval	0	0	24/00521/P20AA approved 07/06/24	Y, Jan 25
St Josephs Nursing Home Gay Bowers Road Danbury	Danbury - Little Baddow Danbury and Sandon	SAD	10	0	N/A	0	0	19/00866/FUL approved 07/11/2019	Y, Oct 2022
636-642 Galleywood Road Chelmsford	Chelmsford Town Area - Goat Hall	Growth Area 1	32	0	N/A	0	0	22/02264/FUL approved 19/09/2023	Y, Jan 2025
Site at Windermere Main Road Broomfield Chelmsford	Broomfield - Broomfield and the Walthams	Growth Area 2	14	0	N/A	0	0	23/00520/FUL approved 27/10/2023	Y
SUBTOTAL			364	40	33% Average	0	30		
Small Sites (Unallocated)									
Boreham Village Store Main Road Boreham	Boreham - Boreham and the Leighs	SAD	5	0	N/A	0	0	20/00992/FUL approved 22/09/2022	N
Land Adjacent to 13 Plantation Road Boreham Chelmsford	Boreham - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	24/01732/OUT approved 21/02/2025	N
Land North West Of 5 Bulls Lodge Cottages General Lane Boreham	Boreham - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	20/01567/FUL approved 16/12/2020	Y, June 2023



Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Site at North Bungalow Elm Way Boreham	Boreham - Boreham and the Leighs	Growth Area 2	9	0	N/A	0	0	22/01776/FUL approved 23/02/2023	N
30 Broomhall Road Broomfield Chelmsford	Broomfield - Broomfield and The Walthams	Growth Area 2	4	0	N/A	0	0	24/01212/FUL approved 15/11/2024	N
Ground Floor 81 Main Road Broomfield Chelmsford	Broomfield - Broomfield and The Walthams	Growth Area 2	1	0	N/A	0	0	24/00548/CUPAMA approved 24/05/2024	Y
2 Scotts Green Hallow Lane Broomfield Chelmsford	Broomfield - Broomfield and The Walthams	Growth Area 2	1	0	N/A	0	0	24/01386/FUL approved 23/12/2024	N
Site at Vehicle Workshop Thrift Farm Moulsham Thrift Chelmsford	Chelmsford - Goat Hall	Growth Area 1	3	0	N/A	0	0	22/00608/FUL approved 24/06/2022	IN Aug 2023
Land at Thrift Farm Moulsham Thrift Chelmsford	Chelmsford - Goat Hall	Growth Area 1	1	0	N/A	0	0	20/00688/FUL approved 04/12/2020	IN Aug 2023
10-13 Hoffmans Way Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	9	0	N/A	0	0	23/00247/FUL approved 10/08/2023	Y
Land Rear of 11A to 15 Broomfield Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	22/00506/FUL approved 19/05/2022	IN Jan 2023
11A - 15 Broomfield Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	3	0	N/A	0	0	21/02066/CUPAMA approved 10/12/2021	IN Jan 2023
Site at 22-24 Broomfield Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	22/02267/FUL approved 11/05/2023	N
18-24 Rainsford Lane Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	23/01681/P20A approved 14/12/2023	Y, March 2025
Site at 6-14 Rainsford Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	3	0	N/A	0	0	22/01037/FUL approved 19/12/2022	N
32 Rainsford Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	7	0	N/A	0	0	24/00842/CUPAMA approved 31/07/2024	IN Sept 24
Block 32 to 37 Glebe Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	2	0	N/A	0	0	23/01338/FUL approved 16/10/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
46 Rainsford Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	1	0	N/A	0	0	23/01737/CUPAMA approved 05/12/2023	IN April 24
Suite 1 Perception House 50B Duke Street Chelmsford	Chelmsford Town Area - Marconi	Growth Area 1	1	0	N/A	0	0	24/01509/FUL approved 15/01/2025	N
Land at Moulsham Grange Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	9	0	N/A	0	0	22/00897/FUL approved 30/06/2022	N
Land Rear of Stuarts Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	SAD	1	0	N/A	0	0	19/00361/FUL approved 31/07/2019	Y, June 2022
Land Rear of Colinton Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	22/01468/FUL approved 28/10/2022	N
163-164 Ground and First Floor Moulsham Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/00196/FUL approved 13/04/2023	N
42 Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	21/01302/FUL approved 07/09/2021	Y, Jan 2023
218A Moulsham Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	6	0	N/A	0	0	23/00810/CUPAMA approved 06/07/2023	N
First Floor Oliver House 23 Hall Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	3	0	N/A	0	0	23/00844/CUPAMA approved 10/08/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Hall Street Methodist Church Hall Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	24/01644/FUL approved 19/02/2025	N
2-4 Hamlet Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	23/01435/FUL approved 03/11/2023	N
1 Goldlay Avenue Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/00793/FUL approved 15/08/2023	N
145 New London Road Chelmsford	Chelmsford Town Area - Moulsham and Central	N/A	1	0	N/A	0	0	24/00402/CUPAMA approved 13/05/2024	N
51-53 New London Road Chelmsford	Chelmsford Town Area - Moulsham and Central	N/A	6	0	N/A	0	0	24/01436/CUPAMA approved 10/12/2024	N
Reed Personnel Services 5 New London Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	23/01005/CUPAMA approved 11/08/2023	IN Jan 2025
4 Baddow Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	23/01752/FUL approved 20/12/23	N
31 Springfield Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	8	0	N/A	0	0	24/00797/P20AB approved 01/08/2024	N
81 Springfield Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	3	0	N/A	0	0	23/00298/FUL approved 14/04/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
85 Springfield Road Chelmsford	Chelmsford Town Area - Moulsham and Central	N/A	2	0	N/A	0	0	24/002006/FUL approved 22/04/2024	N
39 Springfield Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/01658/P20AB approved 19/12/23	N
147-149 Springfield Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	23/01780/FUL approved 16/01/2024	IN March 2025
Land South East of Riverbank Court Shrublands Close Chelmsford	Chelmsford - Moulsham and Central	TCAAP	3	0	N/A	0	0	12/00917/FUL approved 25/07/2012	Y
Land Rear of 101 New London Road Chelmsford	Chelmsford - Moulsham and Central	TCAAP	8	0	N/A	0	0	19/00126/FUL approved 13/02/2020	Y
Carlton House 101 New London Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	21/02492/FUL approved 01/06/2022	N
Chelmsford Club 108 New London Road	Chelmsford - Moulsham and Central	TCAAP	5	0	N/A	2	0	14/01406/FUL approved 28/11/2014	Y
58 New London Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	23/01158/FUL approved 06/10/2023	N
32-33 New Street Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	2	0	N/A	0	0	21/02086/FUL approved 27/05/2022	N
Back Inn Time 13 Cottage Place Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	7	0	N/A	0	0	21/01563/FUL allowed 25/05/2022	N
Victoria House 101-105 Victoria Road Chelmsford	Chelmsford Town Area - Moulsham and Central	Growth Area 1	6	0	N/A	0	0	23/01161/CUPAMA approved 05/09/2023	Y
22A Duke Street, Chelmsford	Chelmsford - Moulsham and Central	TCAAP	5	0	N/A	0	0	15/01231/FUL approved 03/11/2015	Y, May 2017
Site at 10 and 10A Duke Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	22/00870/FUL approved 06/09/2022	N
71 Duke Street Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	4	0	N/A	0	0	24/01559/CUPAMA approved 09/01/2025	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Site Rear of 20 St Vincents Road Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	22/01462/FUL approved 14/10/2022	N
33 Redmayne Drive Chelmsford	Chelmsford - Moulsham and Central	Growth Area 1	1	0	N/A	0	0	21/01361/FUL approved 08/10/2021	Y, July 24
Land East of 2 St Mildreds Road Chelmsford	Chelmsford - Moulsham and Central	SAD	1	0	N/A	0	0	16/01686/FUL approved 20/12/2016	Y, Dec 2019
Land Adjacent 116 Heath Drive Chelmsford	Chelmsford Town Area - Moulsham Lodge	Growth Area 1	1	0	N/A	0	0	24/00034/FUL approved 05/03/2024	Y, Dec 24
Land at 3 Town Croft Chelmsford	Chelmsford - Patching Hall	Growth Area 1	1	0	N/A	0	0	22/02258/FUL approved 07/02/2023	N
Site at 127 Melbourne Avenue Chelmsford	Chelmsford Town Area - St Andrews	Growth Area 1	1	0	N/A	0	0	22/01598/FUL approved 21/10/2022	N
Land West of 88 Roxwell Road Chelmsford	Chelmsford Town Area - St Andrews	Growth Area 1	6	0	N/A	0	0	23/00862/FUL approved 23/08/2024	IN Nov 2024
Writtle Wick Family Centre 62 Chignal Road Chelmsford	Chelmsford Town Area - St Andrews	N/A	7	0	N/A	0	0	23/02035/FUL approved 08/05/2024	Y, July 24
Land at 24 Mendip Road Chelmsford	Chelmsford Town Area - St Andrews	Growth Area 1	1	0	N/A	0	0	21/00990/FUL approved 21/07/2021	Y, July 24
21 Seven Ash Green Chelmsford	Chelmsford - The Lawns	SAD	2	0	N/A	0	0	12/01499/FUL approved 30/11/2012	Y
Site at 92 Bodmin Road Chelmsford	Chelmsford - The Lawns	Growth Area 1	1	0	N/A	0	0	23/00660/FUL approved 27/06/2023	N
Site at Springfield Hall Cottage Lawn Lane Chelmsford	Chelmsford - The Lawns	Growth Area 1	1	0	N/A	0	0	24/01574/FUL approved 20/01/2025	N
Land Adjacent 6 Perry Hill Chelmsford	Chelmsford Town Area - Trinity	Growth Area 1	1	0	N/A	0	0	24/00477/FUL approved 23/07/2024	IN December 2024
Block 1 to 11 Abbotts Place Chelmsford	Chelmsford Town Area - Trinity	Growth Area 1	2	0	N/A	0	0	22/01432/FUL approved 11/10/2022	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land rear of 270 to 272 Springfield Road Chelmsford	Chelmsford - Trinity	TCAAP	2	0	N/A	1	0	13/00996/FUL approved 11/09/2013	Y
Site at 73 Rainsford Lane Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	23/00381/FUL approved 22/05/2023	N
106 Forest Drive Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	22/01044/FUL approved 26/08/2022	N
Land Adjacent to 1 Savernake Road Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	22/01952/FUL approved 20/01/2023	Y, Feb 2023
Site at 43 Waterhouse Lane Chelmsford	Chelmsford Town Area - Waterhouse Farm	Growth Area 1	1	0	N/A	0	0	22/00462/FUL approved 05/05/2022	N
21 Cowdrie Way Chelmer Village Chelmsford	Chelmer Village Parish Council - Chelmer Village and Beaulieu Park	Growth Area 2	1	0	N/A	0	0	24/00924/FUL approved 02/09/2024	N
8 Storms Way Chelmer Village Chelmsford	Chelmer Village Parish Council - Chelmer Village and Beaulieu Park	Growth Area 2	1	0	N/A	0	0	24/00698/FUL approved 10/09/2024	IN Dec 2024
Barn South Hillcroft Chignal Road Chignal Smealy Chelmsford	Chignal - Chelmsford Rural West	Growth Area 1	1	0	N/A	0	0	23/01421/FUL approved 07/11/2023	N
Site Adjacent Dellwood Elm Green Lane Danbury Chelmsford	Danbury - Little Baddow Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	24/01620/FUL approved 16/01/2025	N
116 Maldon Road Danbury Chelmsford	Danbury - Little Baddow Danbury and Sandon	Growth Area 3	3	0	N/A	0	0	24/00358/FUL allowed at appeal 06/01/2025	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Barns at St Cleres Hall Main Road Danbury Chelmsford	Danbury - Little Baddow Danbury & Sandon	Growth Area 3	2	0	N/A	0	0	24/01426/FUL approved 04/12/2024	IN March 2025
Dellwood Elm Green Lane Danbury Chelmsford	Danbury - Little Baddow Danbury & Sandon	Growth Area 3	1	0	N/A	0	0	24/00987/FUL approved 16/10/2024	N
Land North of Slough Cottage Slough Road Danbury Chelmsford	Danbury - Little Baddow Danbury & Sandon	Growth Area 3	1	0	N/A	0	0	23/02011/FUL approved 26/06/2024	N
Agricultural Buildings North of Blue House Farm Gay Bowers Road Danbury Chelmsford	Danbury - Little Baddow Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	24/00376/FUL approved 24/05/2024	N
56 Maldon Road Danbury Chelmsford	Danbury - Little Baddow Danbury & Sandon	N/A	7	0	N/A	0	0	24/00129/OUT approved 24/04/2024	N
Land Adjacent 2 Pease Place East Hanningfield Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	Growth Area 3	1	1	100%	0	0	23/00134/FUL approved 21/06/2023	N
Play Area Payne Place East Hanningfield Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	Growth Area 3	3	3	100%	0	0	23/00194/FUL approved 21/06/2023	N
WI Hall Old Church Road East Hanningfield Chelmsford	East Hanningfield - Bicknacre and West Hanningfield	Growth Area 3	1	0	N/A	0	0	24/01255/FUL approved 05/12/2024	N
Agricultural Building at Little Claydons Farm Old Southend Road Sandon Chelmsford	East Hanningfield - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/00433/CUPAQ approved 04/05/2023	IN March 2024
212 Watchouse Road Galleywood Chelmsford	Galleywood - Galleywood	Growth Area 1	1	0	N/A	0	0	22/01156/FUL approved 25/08/2022	N

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Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
2 Skinners Lane Galleywood Chelmsford	Galleywood - Galleywood	Growth Area 1	2	0	N/A	0	0	22/01332/FUL approved 02/09/2022	N
Site at Mapletree Works Brook Lane Galleywood Chelmsford	Galleywood - Galleywood	SAD	2	0	N/A	0	0	17/00290/FUL approved 25/07/2018	Y (demolition)
100 Beehive Lane Great Baddow Chelmsford	Great Baddow - Great Baddow West	Growth Area 1	5	0	N/A	0	0	23/01775/FUL approved 05/02/24	N
41 Sawkins Avenue Great Baddow Chelmsford	Great Baddow - Great Baddow West	Growth Area 1	1	0	N/A	0	0	23/00230/FUL approved 12/04/2023	Y, Sept 2024
Land Adjacent to 17 Tyrells Way Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	1	0	N/A	0	0	24/01690/FUL approved 12/02/2025	N
287 Baddow Road Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	1	0	N/A	0	0	23/01035/FUL approved 13/02/24	IN Sept 2024
210 Baddow Road Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	1	0	N/A	0	0	24/00862/FUL approved 02/08/2024	N
Site at the Bell Centre Bell Street Great Baddow	Great Baddow - Great Baddow East	Growth Area 1	2	0	N/A	0	0	19/00160/FUL approved 05/07/2019	Y, June 2022
70 High Street Great Baddow Chelmsford	Great Baddow - Great Baddow East	Growth Area 1	1	0	N/A	0	0	23/01047/FUL approved 25/08/2023	Y
Land East of Mill Lane Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	24/00114/FUL approved 24/07/2024	N
Barn East of Moulsham Hall Moulsham Hall Lane Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	4	0	N/A	0	0	20/01981/FUL approved 21/11/2024	N



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Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Barn rear of Buckhorns Cottage Dumney Lane Little Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	24/00344/FUL approved 21/06/2024	N
Land South West of Blue Barnes Farm Gubbions Lane Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	21/01481/FUL approved 04/10/2021	Y, June 22 (SB)
Land at 37 Main Road Great Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	SAD	1	0	N/A	0	0	17/01365/FUL approved 16/10/2017	Y, September 2021 (SB)
Agricultural Building South West of Pippins Hornells Corner Little Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	23/00348/FUL approved 21/04/2023	Y, June 23
Lavender Leez Felstead Road Little Leighs Chelmsford	Great and Little Leighs - Boreham and the Leighs	Growth Area 2	1	0	N/A	0	0	24/00784/FUL approved 25/10/2024	N
Barn North of Top Farm Black Chapel Lane Great Waltham Chelmsford	Great Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	24/01548/CUPAQ approved 02/01/2025	N
Site adjacent 31 Pleshey Road Ford End Chelmsford	Great Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	21/00478/FUL approved 25/06/2021	Y, June 2023
Barn South West of Lavender Farm Main Road Great Waltham Chelmsford	Great Waltham - Broomfield and The Walthams	Growth Area 2	2	0	N/A	0	0	20/00978/CUPAQ approved 21/08/2020	Y
Land East of Rye Cottage Larks Lane Great Waltham	Great Waltham - Broomfield and The Walthams	SAD	2	0	N/A	0	0	23/00365/FUL approved 23/08/2023	Y, Feb2025
Rye Cottage Larks Lane Great Waltham Chelmsford	Great Waltham - Broomfield and The Walthams	Growth Area 2	1	0	N/A	0	0	24/01361/FUL approved 29/11/2024	N
Barn at School Road Good Easter Chelmsford	Good Easter - Chelmsford Rural West	Growth Area 1	1	0	N/A	0	0	23/00482/FUL approved 04/07/2023	Y March 2024
Highwood Stud Wyse Road Highwood Chelmsford	Highwood - Chelmsford Rural West	Growth Area 3	1	0	N/A	0	0	25/00003/FUL approved 07/03/2025	N
Awes Farm Ingatestone Road Highwood	Highwood - Chelmsford Rural West	SAD	1	0	N/A	0	0	12/01679/FUL approved 23/01/2013	Y
Land at Phillips Farm Highwood Road Highwood Chelmsford	Highwood - Chelmsford Rural West	SAD	2	0	N/A	0	0	14/00756/FUL approved 02/07/2014	Y (phased)

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land East of the Green Man Highwood Road Edney Common Chelmsford	Highwood - Chelmsford Rural West	Growth Area 3	1	0	N/A	0	0	22/01240/FUL approved 12/06/2023	N
Land Rear of Hill Cottage Colam Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	23/00834/FUL approved 06/09/2023	Y, April 24
Old Court Colam Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	SAD	1	0	N/A	0	0	23/00886/FUL approved 25/08/2023	Y
Land Adjacent Sandpit Cottage Holybread Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	22/00945/FUL approved 01/12/2022	IN Oct 2024
Barn Little Baddow Hall Farm Church Road Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	22/00389/CUPAQ approved 11/05/2022	N
Barn North of Graces Farm Graces Lane Little Baddow Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	23/01664/CUPAQ approved 07/12/2023	N
Land North of Woodcroft East Hanningfield Road Sandon Chelmsford	Little Baddow - Little Baddow, Danbury and Sandon	Growth Area 3	1	0	N/A	0	0	23/01239/FUL approved 07/09/2023	Y, Feb 2025
Land South of Timbuctoo Cottage Main Road Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	23/00251/FUL approved 09/05/2023	Y, June 24
Site at Rolphs Farm Main Road Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	24/01332/CUPAQ approved 22/11/2024	N
Alsteads Farm Leighs Road Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	23/01032/CUPAQ approved 21/08/2023	N
Site North of Rolphs Cottages Blasford Hill Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	21/02104/FUL approved 04/02/2022	IN June 2022

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land South of the Wilderness Leighs Road Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	1	0	N/A	0	0	23/01799/FUL approved 12/01/2024	Y, July 24
Site at the Bungalow Belsteads Farm Lane Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	5	0	N/A	0	0	21/01954/FUL approved 14/01/2022	Y, Dec 2024
Barns Opposite Whitbread's Business Centre Whitbread's Farm Lane Little Waltham Chelmsford	Little Waltham - Broomfield and the Walthams	Growth Area 2	5	0	N/A	0	0	23/01432/CUPAQ approved 27/10/2023	N
Land at Margaretting Hall Church Lane Margaretting Chelmsford	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 3	1	0	N/A	0	0	23/01879/FUL approved 18/01/2024	N
Barns at Wells Farm Ivy Barn Lane Margaretting Ingatestone	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 3	3	0	N/A	0	0	23/01372/FUL approved 27/10/2023	N
Farm Office Canterbury's Main Road Margaretting	Margaretting - South Hanningfield Stock and Margaretting	Growth Area 3	1	0	N/A	0	0	21/00464/FUL approved 26/04/2021	Y, BR Aug 2022
Site at Mole Cottage London Road Chelmsford	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 1	1	0	N/A	0	0	22/02182/FUL approved 06/04/2023	N
Tandridge Maldon Road Margaretting Chelmsford	Margaretting - South Hanningfield, Stock and Margaretting	Growth Area 1	6	0	N/A	0	0	24/00398/OUT approved 15/11/2024	N

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Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Barn North of Bury Farm Bury Road Pleshey Chelmsford	Pleshey - Chelmsford Rural West	SAD	1	0	N/A	0	0	24/01776/FUL approved 05/03/2025	N
Site at Dukes Manor The Street Roxwell Chelmsford	Roxwell - Chelmsford Rural West	N/A	1	0	N/A	0	0	24/00443/FUL approved 11/06/2024	N
The Cukoo Radley Green Road Roxwell Chelmsford	Roxwell - Chelmsford Rural West	N/A	1	0	N/A	0	0	23/00563/FUL approved 30/06/23	N
The Old Bakery Hawk Lane Rettendon Chelmsford	Rettendon - Rettendon & Runwell	Growth Area 3	1	0	N/A	0	0	24/01682/CUPAMA approved 24/02/2025	N
Land at Whitegates Woodham Road Rettendon Chelmsford	Rettendon - Rettendon & Runwell	Growth Area 3	3	0	N/A	0	0	21/01335/OUT approved 10/09/2021	N
Site at High House Farm Woodham Road Rettendon Chelmsford	Rettendon - Rettendon and Runwell	Growth Area 3	2	0	N/A	0	0	22/00200/FUL approved 07/04/2022	Y, May 2023
59-63 Garage Block Rear of St Michaels Drive Roxwell Chelmsford	Roxwell - Chelmsford Rural West	Growth Area 3	3	3	100%	0	0	23/00781/FUL approved 05/09/2023	N
Pooty Pools Farm Radley Green Road Roxwell	Roxwell - Chelmsford Rural West	SAD	3	0	N/A	1	0	14/01069/FUL approved 10/11/2014	Y, March 2015
Land Rear of 7 The Greenway Runwell Chelmsford	Runwell - Rettendon & Runwell	Growth Area 3	2	0	N/A	0	0	24/01095/FUL approved 31/10/2024	N
Car Sales Highover Cottage Runwell Road Runwell Chelmsford	Runwell - Rettendon & Runwell	Growth Area 3	1	0	N/A	0	0	22/02075/FUL approved 18/01/2023	N
Land West of Hedge Grove Meadow Lane Runwell	Runwell - Rettendon & Runwell	Growth Area 3	1	0	N/A	0	0	22/00632/FUL approved 09/06/2022	Y, Sept 2023 (SB)

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Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land Adjacent 2 Brick Cottages Runwell Road Runwell Wickford	Runwell, Rettendon and Runwell	Growth Area 3	1	0	N/A	0	0	21/02500/FUL approved 09/03/2022	Y, June 2024
The Laurels 130 Church End Lane Runwell Wickford	Runwell, Rettendon and Runwell	Growth Area 3	2	0	N/A	0	0	22/01319/FUL approved 27/09/2022	N
Land at Dobe Farm Meadow Lane Runwell Chelmsford	Runwell - Rettendon and Runwell	Growth Area 3	2	0	N/A	0	0	23/00268/FUL approved 20/04/2023	N
Land rear of 132 Brock Hill South Hanningfield Wickford	Runwell, Rettendon and Runwell	Growth Area 3	3	0	N/A	0	0	23/01115/FUL approved 12/12/23	N
East Barn Crack Willows Mayes Lane Sandon Chelmsford	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	1	0	N/A	0	0	24/01423/CUPAQ approved 14/02/2025	N
Barns at Mill Hill Farm East Hanningfield Road Sandon	Sandon - Little Baddow, Danbury and Sandon	SAD	1	0	N/A	0	0	18/02065/FUL approved 13/03/2019	IN March 2021
Mill Hill Farm East Hanningfield Road Sandon Chelmsford	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	2	0	N/A	0	0	23/00403/CUPAQ approved 25/04/2023	N
Kaeden Place Blind Lane Sandon Chelmsford	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	1	0	N/A	0	0	21/00537/FUL approved 27/07/2022	N
Chamberlains Farm Sporhams Lane Sandon	Sandon - Little Baddow, Danbury and Sandon	SAD	4	0	N/A	0	0	15/01900/OUT approved 15/06/2016	IN May 24
Site at Wild Oaks East Hanningfield Road Sandon	Sandon - Little Baddow, Danbury and Sandon	Growth Area 1	1	0	N/A	0	0	22/01714/FUL approved 02/03/2023	IN June 2022
Outbuildings at Whitedown South Hanningfield Road South Hanningfield	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	1	0	N/A	0	0	19/01629/FUL approved 25/11/2019	Y, Oct 2022
Ambleside Park Lane Ramsden Heath Chelmsford	South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	24/00549/FUL approved 11/10/2024	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
20 Church Road Ramsden Heath Chelmsford	South Hanningfield, Stock & Margaretting - South Hanningfield	SAD	1	0	N/A	0	0	12/01256/OUT approved 04/10/2013	N
Livery Yard Lodge Farm Heath Road Ramsden Heath	South Hanningfield, Stock & Margaretting	Growth Area 3	5	0	N/A	0	0	23/01966/FUL approved 22/08/24	N
Stables Tyldes Hall Farm Heath Road Ramsden Heath Chelmsford	South Hanningfield, Stock & Margaretting - South Hanningfield	Growth Area 3	2	0	N/A	0	0	22/00472/FUL approved 01/06/2022	Y
12-14 School Road Downham Billericay Chelmsford	South Hanningfield, Stock & Margaretting - South Hanningfield	Growth Area 3	5	0	N/A	0	0	24/00890/OUT approved 13/08/2024	N
Land adjacent Sunnyside Cottage Cumming Road Downham Chelmsford	South Hanningfield, Stock & Margaretting - South Hanningfield	Growth Area 3	1	0	N/A	0	0	22/00965/OUT allowed at appeal 02/02/2024	N
Land East of 48 Mayne Crest Springfield Chelmsford	Springfield - Springfield North	N/A	1	0	N/A	0	0	24/00413/FUL approved 16/05/2024	N
27 High Street Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	24/01628/FUL approved 24/03/2025	N
Land North East of 34 High Street Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	24/01756/FUL approved 12/02/2025	N
Barn North East of the Bear The Square Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	24/00900/FUL approved 29/08/2024	N
Hawthorns Common Road Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	23/02009/FUL approved 26/02/2024	Y, Oct 24
Land East of 106 Mill Road Stock Chelmsford	Stock - South Hanningfield, Stock & Margaretting	Growth Area 3	1	0	N/A	0	0	22/02191/FUL approved 08/02/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land Adjacent to Brookmans Back Lane Stock Chelmsford	Stock - South Hanningfield, Stock & Margarettng	Growth Area 3	1	0	N/A	0	0	24/01002/OUT approved 04/09/2024	N
Barn South West of Dowsett Farm Dowsett Lane Ramsden Heath Chelmsford	Stock - South Hanningfield, Stock & Margarettng	Growth Area 3	1	0	N/A	0	0	23/01847/FUL approved 18/07/2024	N
Dowsett Farm Dowsett Lane Ramsden Heath Chelmsford	Stock - South Hanningfield, Stock & Margarettng	Growth Area 3	1	0	N/A	0	0	24/01310/FUL approved 21/11/2024	Y, Dec 2025
Land North East of Church Green Cottage High Street Stock Chelmsford	Stock - South Hanningfield, Stock & Margarettng	Growth Area 3	1	0	N/A	0	0	22/02311/FUL allowed at appeal 27/03/24	N
Flat 6 Guild Way South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	SAD	1	0	N/A	0	0	18/01158/FUL approved 06/12/2018	Y
Land North Of Communication Station At Bushy Hill Edwins Hall Road Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Growth Area 3	1	0	N/A	0	0	22/02221/CUPAQ approved 06/02/2023	Y, Jan 2025
Land at 210 Hullbridge Road South Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham Chetwood and Collingwood	Growth Area 3	3	0	N/A	0	0	22/01298/FUL approved 07/03/2023	Y, April 2024
46 Hullbridge Road South Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Growth Area 3	4	0	N/A	0	0	24/00489/FUL approved 22/05/2024	N
Land Adjacent 14 Creekview Road South Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Growth Area 3	6	0	N/A	0	0	22/00721/FUL approved 04/12/2024	N
Land Rear of Tabrums Burnham Road South Woodham Ferrers Chelmsford	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Growth Area 3	1	0	N/A	0	0	24/00880/FUL approved 25/09/2024	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land at 10A Albert Road South Woodham Ferrers	South Woodham Ferrers - South Woodham, Elmwood & Woodville	Growth Area 3	1	0	N/A	0	0	24/01534/FUL approved 17/02/2025	N
Pippins Place Helmons Lane West Hanningfield Chelmsford	West Hanningfield - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	24/01468/FUL approved 22/01/2025	N
The Studio Barn Tanfield Tye Farm Tanfield Tye Lane West Hanningfield Chelmsford	West Hanningfield - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	24/00991/FUL approved 11/10/2024	N
Land South of Brookfield Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	SAD	1	0	N/A	0	0	23/01800/FUL approved 04/01/24	N
Land Adjacent 2 Wood Cottage White Elm Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	24/00491/FUL approved 01/08/2024	N
Peartree Farm Bicknacre Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	24/00683/FUL approved 24/07/2024	N
Grain Store Woodham Hall Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/00880/CUPAQ approved 19/07/2023	N
Barns at Woodham Hall Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	3	0	N/A	0	0	24/01358/FUL approved 05/12/2024	N
Tally Ho Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	22/01459/FUL approved 18/11/2022	N



Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land at Hillbrook Bicknacre Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/01621/FUL approved 02/02/2024	Y, Oct 2024
Ridings White Elm Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	21/01956/FUL approved 02/12/2021	Y, Sept 23 (SB)
Agricultural Building at Oak Lodge Farm Leighams Road Bicknacre	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	24/00682/FUL approved 25/07/2024	N
Land Adjacent Carlyon Cottage Main Road Woodham Ferrers	Woodham Ferrers & Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	24/01669/FUL approved 14/02/2025	N
Site at Wantz Cottage Crows Lane Woodham Ferrers	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/02047/FUL approved 28/02/24	N
Land at Broadcares Main Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	23/01726/FUL approved 21/12/23	N
Oak House Bicknacre Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	8	0	N/A	0	0	19/02037/OUT approved 07/05/2020	IN July 2023
Outbuildings at the Barn White Elm Road Bicknacre Chelmsford	Woodham Ferrers and Bicknacre - Bicknacre and East and West Hanningfield	Growth Area 3	1	0	N/A	0	0	21/01865/FUL allowed 05/04/2023	Y, Sept 23

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Site at 2 Tower Road Writtle Chelmsford	Writtle	SAD	1	0	N/A	0	0	22/00032/FUL approved 11/03/2022	Y, Dec 2024
Land East of 26 The Coverts Writtle	Writtle	Growth Area 1	1	0	N/A	0	0	22/00804/FUL approved 24/06/2022	N
SUBTOTAL			404	7	N/A	4	0		
Local Plan Sites									
Growth Area 1 - Central and Urban Chelmsford									
Land West of Eastwood House Glebe Road Chelmsford	Chelmsford - Marconi	SGS1f	197	36	23%	0	0		Y, Oct 24
Former Chelmsford Electrical and Car Wash Brook Street	Chelmsford Town Area - Marconi	GS1k	41	0	0%	0	0	22/02263/FUL approved 20/12/2024	N
Rectory Lane Car Park East Rectory Lane Chelmsford	Chelmsford Town Area - Marconi	GS1m	22	22	100%	0	0	24/00293/FUL approved 02/10/2024	N
Land rear Of 17-37 Beach's Drive Chelmsford	Chelmsford Town Area - St Andrews	GS1q	18	5	27%	0	0	23/00116/FUL approved 20/12/23	N
Garage Site and Land Medway Close Chelmsford	Chelmsford Town Area - St Andrews	GS1s	6	6	100%	0	0	23/00195/FUL approved 08/11/2023	N
Car Park Glebe Road Chelmsford	Chelmsford Town Area - Marconi	Growth Area 3	12	12	100%	0	0	22/02196/FUL approved 19/04/2023	N

Table 3

Site Address	Ward/Parish	Allocation	Total Capacity	No of which AH	% of which AH	Total Completions	No of which AH Completions	Governing Planning Permission and approval date	Work Started
Land north of Galleywood Reservoir Beehive Lane Galleywood	Galleywood - Galleywood	GS4	24	24	100%	0	0	22/00397/OUT approved 23/12/2022	IN March 2025
SUBTOTAL			320	105	64% Average	0	0		
Total with Planning Permission			3006	597		339	104		
Total dwellings with planning permission still to complete (April 2025)			2667						

In accordance with The Housing for Older and Disabled People Planning Practice Guidance published in June 2019, a weighted average of 1.87 has been applied to the total number of bedrooms to produce the output shown in this Schedule

In accordance with the Housing Supply and Delivery Planning Practice Guidance published in 2019, a ratio of 2.31 has been applied to the total capacity of the site to produce the output shown in this Schedule

**Table 4 – Total Completed New Dwellings (Net)**

	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b> *
<b>Affordable</b>	<b>250</b>	<b>53</b>	<b>226</b>	<b>198</b>	<b>287</b>	<b>189</b>	<b>264</b>	<b>130</b>	<b>219</b>	<b>164</b>	<b>195</b>	<b>0</b>
<b>Annual Total **</b>	<b>826</b>	<b>792</b>	<b>1002</b>	<b>1008</b>	<b>1256</b>	<b>832</b>	<b>829</b>	<b>866</b>	<b>822</b>	<b>1015</b>	<b>813</b>	<b>93</b>
<b>Total Cumulative</b>	<b>7,731</b>	<b>8,523</b>	<b>9,525</b>	<b>10,533</b>	<b>11,789</b>	<b>12,621</b>	<b>13,450</b>	<b>14,316</b>	<b>15,138</b>	<b>16,153</b>	<b>16,966</b>	<b>17,059</b>

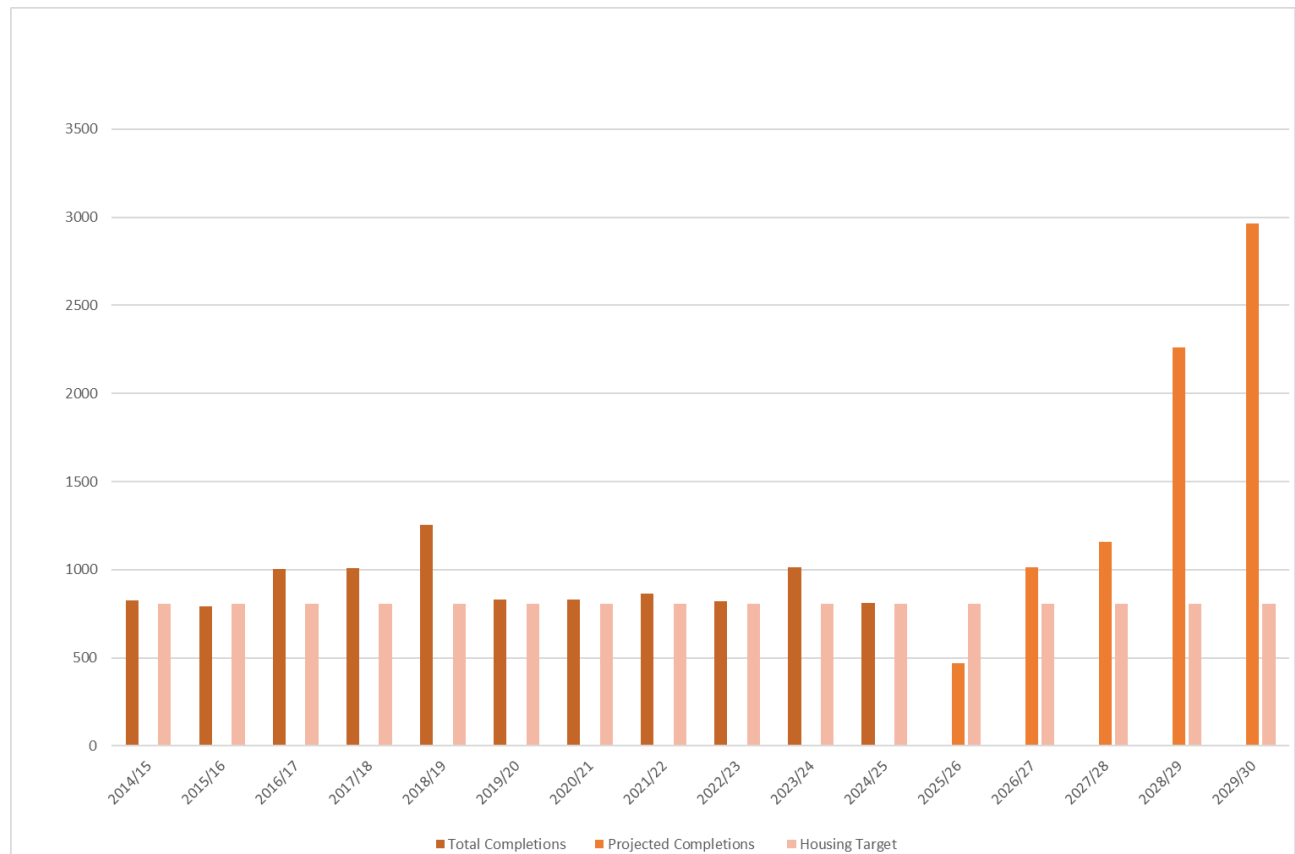
\* 2025/26 Combined Q1 and Q2 only

\*\* Total of market and affordable dwellings

## Graph 1 – Projected Housing Trend

This provides a summary of the April 2024 housing trajectory for the period 2025/26 to 2029/30. The projected completions are based on the April 2025 Housing Site Schedule (table 3) where phasing information is obtained from developers of major development sites to gauge delivery timescales. The delivery of smaller sites is estimated and based on approval and commencement dates.

### *Estimated Housing Trend in Chelmsford*



## Graph 2 – Affordable Housing Completions

This shows the number of affordable housing completions between 1 April 2014 and 31 March 2025. Projected completions are provided for 2025/26 to 2029/30.

