



Focused Consultation on:

Additional Sites (Regulation 19) Document

PAPER COMMENTS FORM

This form has Four Parts:

- Part A - Consultation Details
- Part B - Your Contact Details
- Part C - Your Comments on the Focused Consultation Additional Sites (Regulation 19) Document
- Part D - Your Comments on the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum

Part A - Consultation Details

Chelmsford City Council has published the Focused Consultation Additional Sites (Regulation 19) Document and accompanying Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum for consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

How to comment

The Council strongly encourages comments to be made via its online Consultation Portal www.chelmsford.gov.uk/planningpolicyconsult as this enables the quick and efficient handling of comments. This system allows you to edit comments before submitting them and to upload any supporting material.

For further information about how the Consultation Portal works, read our User Guide at: www.chelmsford.gov.uk/lp-portal-guide
Alternatively, comments can be made using this representation form and returned by:

- Email - planning.policy@chelmsford.gov.uk
- Post - Spatial Planning Services, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, CM1 1JE
- Hand - Chelmsford City Council Customer Service Centre, Chelmsford City Council, Civic Centre, Duke Street, Chelmsford, Monday to Friday 10am-4pm.

You can answer as few or as many questions as you like.

Please note we are unable to accept anonymous representations. Any comments received after 4.00pm on Thursday 8 January 2026 cannot be accepted.

How your comments will be used

To be duly made, you need to provide your name and address with your comment. Anonymous comments will not be accepted. At this stage of Local Plan preparation, comments should focus on legal compliance and the soundness of the Local Plan. This is the information required by the Planning Inspectorate who will independently examine the Local Plan and consider any unresolved objections.

Comments will be published with the respondent's name, organisation and agent (where applicable). No other personal details will be made public. Data will be held in accordance with the Data Protection Act 1998 and the General Data Protection Regulations. For more information please visit the Council's Privacy Policy web page: www.chelmsford.gov.uk/your-council/about-our-website/privacy-policy-and-notices/privacy-policy/

A copy of all duly made representation(s) to the Focused Consultation Additional Sites (Regulation 19) Document and accompanying Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum will be made available to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector). These representations will be 'made available' in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35). This includes publication on the Council's Consultation Portal.

Section 149 of the Equality Act 2010 requires the Council to avoid any form of discrimination and also foster good relations between different ethnic groups. We will not display, share or consider any comments that are inappropriate, including those that are racist, inflammatory or derogatory. Comments which contain personal or sensitive information e.g. health information, details about a criminal record, or religious beliefs, will not be accepted.

Comments must be received by 4.00pm on 8 January 2026

Part B - Your Contact Details

Personal Details

Title:

First Name:

Last Name:

Organisation (if the comments you are making are
on behalf of an organisation)

.....

Address:

.....

.....

.....

Postcode:

Telephone Number:

Email Address:

.....

Consultation ID (if known):

Signature:

Date:

Agent Details (if applicable)

Title:

First Name:

Last Name:

Organisation (if the comments you are making are
on behalf of an organisation)

.....

Address:

.....

.....

.....

Postcode:

Telephone Number:

Email Address:

.....

Consultation ID (if known):

Signature:

Date:

Part C - Your Comments on the Focused Consultation Additional Sites (Regulation 19) Document

Please read the document before making your responses. This is available via the Consultation Portal www.chelmsford.gov.uk/planningpolicyconsult or on our website at www.chelmsford.gov.uk/lp-review.

To assist you in completing this form you may find it useful to refer to the Focused Consultation Additional Sites (Regulation 19) Statement of Representation Procedure and Statement on Availability of Proposed Submission Documents available at www.chelmsford.gov.uk/as-sor (referred to in this form as the Statement of Representation).

ESSENTIAL INFORMATION

Please select the section of the consultation document your comment relates to. If you wish to make comments to multiple sections/policies/sites/maps of the document please complete one form per section/policy/site/map:

Section 1

Please choose the sub-section from the list below:

Please
tick

Purpose of this document

☐

Why are we undertaking a Focused Consultation on Additional Sites?

☐

What are the implications of having a Local Plan more than five years old and a lack of Five-Year Housing Land Supply?

☐

What are the implications of the cancellation of the A12 DCO widening scheme?

☐

What is the 5YHLS position with the Additional Sites?

☐

What has happened to the previous Pre-Submission Local Plan consultation responses?

☐

What is the scope of the Focused Consultation Additional Sites (Regulation 19) Document?

☐

How have the Additional Sites been selected?

☐

Where are the Additional Sites located?

☐

How can I have my say?

☐

What else are we consulting on?

☐

Why are we not consulting on other changes to the Pre-Submission Local Plan?

☐

What happens next?

☐

What evidence have we used?

☐

What is the timetable for the Local Plan review?

☐

Section 2 - Additional Site Allocation Policies

Please choose the site from the list below:

Site 1dd – Land at Former Kay Metzeler Premises, Brook Street

☐

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

☐

Site 19 – Land West of Patching Hall Lane

☐

Please
tick

Site 7b – Great Leighs – Land East of London Road	☐
Site 9a – Waltham Road Employment Area, Boreham	☐
Site 9b – Land to the East of 118 to 124 Plantation Road, Boreham	☐
Site 9c – South of Main Road and Dukes Wood Close, Boreham	☐
Site 14b – Land South of Ford End Primary School	☐
Site 11c – Land West of Barbrook Way, Bicknacre	☐
Site 17c – Land South of Rough Hill Complex, The Tye, East Hanningfield	☐
Site 17d – Land South and South East of East Hanningfield Village	☐
Site 17e – Land South of Windmill Farm, Back Lane, East Hanningfield	☐
Site 20 – Land to East and North of Rettendon Place	☐
Site 21a – Land North of Old Rectory Lodge, Main Road, Woodham Ferrers	☐
Site 21b – Land North of Congregational Church, Main Road, Woodham Ferrers	☐

Section 3 - Key consequential changes

Please choose the sub-section from the list below:

Strategic Policy S6 – Housing and Employment Requirements	☐
Strategic Policy S7 – The Spatial Strategy	☐
Monitoring Framework	☐
Draft Policies Map SGS1dd	☐
Draft Policies Map SGS18a	☐
Draft Policies Map SGS19	☐
Draft Policies Map SGS7b	☐
Draft Policies Map SGS9a	☐
Draft Policies Map GS9b and GS9c	☐
Draft Policies Map GS14b	☐
Draft Policies Map SGS11c	☐
Draft Policies Map SGS17c, SGS17d and GS17e	☐
Draft Policies Map SGS20	☐
Draft Policies Map GS21a and GS21b	☐

Section 4 - Development Trajectory (Additional Sites Housing Site Schedule)

☐

Appendices

Please choose the appendix from the list below:

A – Glossary	☐
B – Table of previous Pre-Submission (Regulation 19) Local Plan paragraph numbers	☐

Question 1:

Do you consider the Local Plan legally compliant in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012?

For the definition of 'legally compliant', please refer to the **Statement of Representation**.

Yes ☐ No ☐

Question 1a:

Please provide an explanation below. Please provide precisely and succinctly all the evidence and supporting information necessary to support your representation:

Question 1b:

Please set out below the modifications you consider necessary to make the Local Plan legally compliant including revised wording of any policy or text. Please provide precisely and succinctly all the evidence and supporting information necessary to support your representation:

Question 2:

Does the Local Plan comply with the Duty to Co-operate?

For information on the term 'Duty to Co-operate', please refer to the **Statement of Representation**.

Yes ☐ No ☐

Question 2a:

Please provide an explanation below:

Question 2b:

Please set out below any changes to the approach taken which you consider necessary to ensure the Duty to Co-operate is met. Please include revised wording of any policy or text to the Local Plan. Please be as precise and succinct as possible:

Question 3:

Do you consider the Local Plan to be 'sound'? To be found 'Sound' a Local Plan should be positively prepared, justified, effective and consistent with National Policy.

For more information on the term 'Soundness', please refer to the **Statement of Representation**.

Yes ☐ No ☐

Question 3a:

If No, because you consider the Local Plan is NOT:

☐ Positively prepared	☐ Justified
☐ Effective	☐ Consistent with national policy

Question 3b:

Please provide an explanation below and identify the main issues:

Question 3c:

Please set out below the changes you consider necessary to make the Local Plan 'sound' including revised wording of any policy or text. Please be as precise and succinct as possible:

Question 4:

It is the Planning Inspector's decision who will participate and be heard at the Independent Examination. In considering this question, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

If your representation is seeking a change, do you consider it necessary to take part and speak at the Independent Examination hearing?

Yes ☐ No ☐

Question 4a:

If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Question 5: Executive Summary

If you are submitting a representation of significant length, please provide a summary of the main issues in your representation in no more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided.

Please provide an executive summary of the main issues below:

Question 6:

Do you wish to be notified of the following:

Please note if you do not select any boxes, you will not be notified at the following stages of Local Plan preparation.

☐ Submission of the Local Plan for Examination ☐ Publication of the Inspector's Report
☐ Adoption of the Local Plan

Attachments:

If you wish to submit any supporting information, please ensure it contains no signatures, e-mail addresses or personal postal addresses. If you need additional space, please continue on a separate sheet.

Part D - Your comments on the Integrated Impact Assessment: Focused Consultation Additional Sites (Regulation 19) Addendum

Please read the document before making your responses. This is available via the Consultation Portal www.chelmsford.gov.uk/planningpolicyconsult or on our website at www.chelmsford.gov.uk/lp-review.

We would welcome your views on any aspect of the IIA Addendum. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

ESSENTIAL INFORMATION:

Please state clearly which paragraph/table/figure/appendix of the IIA your comment relates to. Without this your comment cannot be considered.

Question 1:

Do you agree with this paragraph/table/figure/appendix?

Yes ☐ No ☐

Question 2:

Please provide an explanation below:

Question 3:

Have we missed anything? Where possible please support your answer with reference to any evidence.

Comments must be received by 4.00pm on 8 January 2026

Question 4: Executive Summary

If you are submitting a representation of significant length, please provide a summary of the main issues in your representation in no more than 200 words. We will request a summary in appropriate circumstances if it is not originally provided.

Please provide an executive summary of the main issues below:

Attachments:

If you wish to submit any supporting information, please ensure it contains no signatures, e-mail addresses or personal postal addresses. If you need additional space, please continue on a separate sheet.

Further Information:

This paper comments form can be made available in alternative formats including large print, audio and other languages.

If you require assistance please call 01245 606330 during normal office hours (08.45am to 4.45pm Monday to Thursday; 08.45am to 4.00pm Friday) or email planning.policy@chelmsford.gov.uk.

The Council will acknowledge receipt of your comments, although we will not enter into individual correspondence.

Thank you for being part of the consultation.

Comments must be received by 4.00pm on 8 January 2026