HS060

CERES PROPERTY

HEARING STATEMENT

Chelmsford Local Plan

Land Adjacent to Maldon Road, Chelmsford

Matter 6: Site Allocations

On behalf of

Barratt Redrow

Respondent I.D: 1380383

October 2026

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1. INTRODUCTION

1.1 Ceres Property have been instructed on behalf of Barratt Redrow (Redrow) (Respondent I.D 1380383) to prepare this Matter 6 Hearing Statement, which has been prepared having regard to Redrow's land interests at land to the north and south of Maldon Road, Sandon, Chelmsford.

1.2 This hearing statement should be read in conjunction with Redrow's Regulation 19 response and Redrow's Focused Consultation Additional Sites consultation, November 2025 response.

1.3 Redrow have been promoting land to the east of Chelmsford and to the north of Sandon. This includes land which is allocated for development under Strategic Site allocations 3B, 3C and 3D, along with land to the east of Site 3C, which is not allocated for development, but has been promoted by Redrow for residential development as part of the emerging Local Plan. This site has a SHLAA reference of CFS99. The land not allocated for development is very well visually enclosed, being directly to the east of allocated Site 3C and to the west of the A12. To the north is Maldon Road, to the south is Sandon and the land is dissected by Brick Kiln Road. The land adjacent to Site 3C covers an area of approximately 33 hectares and is capable of delivering approximately 350 dwellings.

1.4 This hearing statement provides a response to each of the Matter 6 inspectors questions, where they are appropriate to Redrow's land interests.

1.5 Since the Chelmsford Local Plan was submitted to the Secretary of State for approval, the government has now published the 2026 version of the NPPF. However, in accordance with the transitional arrangements as set out within the NPPF (2026), it is acknowledged that the emerging Chelmsford Local Plan, is being considered under the 2024 version of the NPPF. Therefore, within this representation, where reference is made to the NPPF, it is in relation to the 2024 version of the NPPF unless stated otherwise.

2. MATTER 6: SITE SELECTION

In respect to Matter 6, our response has been provided in respect to land at Redrow are promoting to the East of Chelmsford.

Growth Area 1 – Central and Urban Chelmsford

Location 3 - East of Chelmsford - Strategic Growth Site Policies 3a - 3d Policy SPA5 - Sandford Mill Special Policy Area

6.1 For SGS 3a and 3c, what is the justification for requiring electricity cables to be removed and replaced underground? Has this been costed and can it be viably delivered?

In respect to Site 3c, as a result of detailed discussions with the Council and the statutory authorities as part of the Development Management process, it has been confirmed that the electricity pylons do not need to be removed or replaced underground. The masterplan that has been prepared to support an up and coming planning application has facilitated development, whilst maintaining the pylons on site.

In order to be sound it is recommended that this policy wording is either deleted or amended to provide flexibility in terms of whether the electricity cables are removed from the site. The following wording is recommended:

- '*Ensure development has due consideration to the low voltage electricity lines and that they are considered early in the design development of the site*'

6.1 Is there evidence that sites 3b, 3c and 3d are available and capable of being delivered within the plan period?

Yes, Redrow are currently working up a Full planning application in respect to sites 3c and 3d, which has been subject to detailed pre-application discussions with Chelmsford City Council and the intention is to submit the Full planning application on sites 3c and 3d in November 2026. Redrow as a national housebuilder, with a very strong track record in housing delivery intend to deliver the

sites quickly once full planning application consent is granted. All technical reports have been completed and there are no constraints that would impact upon the deliverability of the site. Redrow are also actively promoting site 3b, and once the other allocations in Chelmsford East have planning consent, Redrow intend to progress with the delivery of the employment land. Accounting for its location adjacent to the park and ride and the A12, there is good market interest in the employment land and it is fully deliverable.